CasaCuba

BT- 925

Florida International University
Modesto A. Maidique Campus
March 27, 2019
## II. TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>Sections</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>SIGNATURE SHEET</td>
<td>III</td>
</tr>
<tr>
<td>Facility Program Committee</td>
<td></td>
</tr>
<tr>
<td>INTRODUCTION</td>
<td>IV</td>
</tr>
<tr>
<td>ACADEMIC PLAN</td>
<td>V</td>
</tr>
<tr>
<td>SPACE NEEDS ASSESSMENT</td>
<td>VI</td>
</tr>
<tr>
<td>ANALYSIS OF IMPACT ON MASTER PLAN</td>
<td>VII</td>
</tr>
<tr>
<td>SITE ANALYSIS</td>
<td>VIII</td>
</tr>
<tr>
<td>PROGRAM AREA</td>
<td>IX</td>
</tr>
<tr>
<td>Facilities List</td>
<td></td>
</tr>
<tr>
<td>Adjacency Diagrams</td>
<td></td>
</tr>
<tr>
<td>Functional Description of Space Details</td>
<td></td>
</tr>
<tr>
<td>UTILITIES IMPACT ANALYSIS</td>
<td>X</td>
</tr>
<tr>
<td>INFORMATION/ COMMUNICATION RESOURCE REQUIREMENTS</td>
<td>XI</td>
</tr>
<tr>
<td>FIU Building Standards: Appendix “C” – Telecommunications Wiring Standards</td>
<td></td>
</tr>
<tr>
<td>CODES AND STANDARDS</td>
<td>XII</td>
</tr>
<tr>
<td>Building Standards</td>
<td></td>
</tr>
<tr>
<td>Architectural Parameters</td>
<td></td>
</tr>
<tr>
<td>Barrier Free Design</td>
<td></td>
</tr>
<tr>
<td>Site Development and Campus Integration</td>
<td></td>
</tr>
<tr>
<td>Environmental Systems</td>
<td></td>
</tr>
<tr>
<td>Furniture Standards and Equipment</td>
<td></td>
</tr>
<tr>
<td>PROJECT SCHEDULE</td>
<td>XIII</td>
</tr>
<tr>
<td>PROGRAM FUNDS</td>
<td>XIV</td>
</tr>
<tr>
<td>PROJECT BUDGET</td>
<td>XV</td>
</tr>
</tbody>
</table>
III. SIGNATURE SHEET

1. Educational Specifications contained in this document have been developed in accordance with the statutory requirements of the State University System of Florida as outlined in FIU Standard Operating Procedure #FIU-15-001:

   ____________________________
   ROBERT W. GRIFFITH, R.A., A.U.A., DIRECTOR OF PLANNING FACILITIES MANAGEMENT
   Date: 3/27/19

2. This document is recommended by the appointed University Building Program Committee:

   ____________________________
   MARIA CARLA CHICUÉN, COMMITTEE CHAIRPERSON
   Date: 3/28/19

3. Information Technology and Communications Resource Specifications contained in this document have been developed in conformance with the requirements of Chapter 282, Florida Statutes, and University standard practices:

   ____________________________
   ROBERT GRILLO, VICE PRESIDENT & CIO INFORMATION RESOURCE MANAGEMENT
   Date: 4/1/19

4. This document is recommended for approval:

   ____________________________
   JOHN CAL, ASSOCIATE VICE PRESIDENT, FACILITIES MANAGEMENT
   Date: 3/27/19

5. This document is recommended for approval:

   ____________________________
   KENNETH JESSELL, CFO & SR. VICE PRESIDENT, FINANCE & ADMINISTRATION
   Date: 4/10/19

6. This document is recommended for approval:

   ____________________________
   KENNETH FURTON, PROVOST & EXECUTIVE VICE PRESIDENT
   Date: 4/10/19

7. This document is hereby approved:

   ____________________________
   MARK B. ROSENBERG, PRESIDENT, FLORIDA INTERNATIONAL UNIVERSITY
   Date: 6/14/19
FACILITY PROGRAM COMMITTEE

This building program represents the University’s requirements for the development of the Project in as specific and complete a form as is presently available. It is a comprehensive effort of the members of the Building Program Committee who have each contributed, by drawing from their expertise and respective responsibilities, the essential information required by the architects and engineers to conceptualize and develop the project. This committee will monitor the development of the design and assist the design Architects/Engineers by refining details and clarifying any ambiguities herein in a manner consistent with this program. Coordination of the program requirements (compatibility, standards, finishes, utility connections, equipment, etc.) and scheduling throughout the duration of the project will be maintained by the University’s office of Facilities Management, Planning, and Construction sections.

The members of the Program Committee are:

Chairperson: Maria Carla Chicuén, Executive Director, CasaCuba

Members: Agustín Arellano, Sr.
Jorge Duany, Ph.D. – Director, Cuban Research Institute
Francisco O. Mora, Ph.D. – Director, Kimberly Green Latin American & Caribbean Center
Jordana Pomeroy, Ph.D. – Director, The Patricia & Phillip Frost Art Museum
Pedro Botta – Sr. Director Strategic Initiatives, Stephen J. Green School of International Public Affairs
John Stack, Ph.D. – Founding Dean, Stephen J. Green School of International Public Affairs

Ex-Officio: Associate Vice President, Planning & Institutional Effectiveness
Associate Vice President, Facilities Management
Associate Director, Facilities Management/Operations
Associate Vice President, Information Technology
Associate Vice President, Environmental Health & Safety
Chairperson, Faculty Senate
Chairperson, Ad Hoc Building and Environment Committee
Associate Director, Facilities Management/Utilities
Director, Auxiliary Services
Director, Purchasing
Director, Academic Space Management
Director, Facilities Management/Minor Projects & Construction
Director, Facilities Management/Planning
Senior Project Manager/Facilities Management
IV. INTRODUCTION

General Project Description

CasaCuba plans to build an approximate 57,876 gross-square-foot facility prominently located at Florida International University’s Modesto A. Maidique campus in Miami, FL, easily accessible to the university community and to visitors from South Florida and beyond, such as students, faculty, scholars, and the general public. This dynamic, state-of-the-art center will host public lectures, academic conferences, digital exhibits, and research projects, engaging museums, historical societies, and other academic and cultural institutions through meaningful partnerships. Most notably, CasaCuba will help preserve and showcase the wealth of Cuba-related intellectual and cultural resources at FIU, with a special emphasis on sharing and expanding its notable Cuba collections.

In 2015, FIU’s vast Cuba-related resources and initiatives inspired the FIU Foundation Board of Directors to dream of a dedicated space, anchored on FIU’s campus, to share the richness of the Cuban heritage with the local community and beyond. That dream is CasaCuba.

Project History

FIU is a global leader in the study of Cuba and the preservation of Cuban culture. It is situated 228 miles from Havana, in Miami-Dade County, a geographic area that is home to seventy percent of the two million U.S. residents of Cuban origin. 1 FIU enrolls over 56,000 students, including the largest number of students of Cuban origin outside of Cuba. Given FIU’s location, its Cuban student population, its research expertise in Cuba, and its prominent Cuban history, oral narrative, genealogy, photography and art collections across its colleges and museums, FIU is uniquely positioned to be the world’s preeminent intellectual and cultural hub dedicated to fostering understanding of the Cuban heritage. CasaCuba will expand on FIU’s depth and breadth of teaching, scholarship and cultural engagement on Cuba and the Cuban diaspora as it integrates and preserves, for generations to come, the intellectual, cultural, historical, linguistic, and artistic riches of the Cuban people, and their impact on the United States.

FIU has established several institutes, programs, research initiatives, and cultural collections related to Cuba and Cuban-Americans:

The Cuban Research Institute (CRI): CRI is dedicated to creating and disseminating knowledge about Cuba and Cuban-Americans. It is the nation’s premier center focused on interdisciplinary teaching and research on Cuba and the diaspora. Since its founding in 1991, CRI has organized hundreds of academic and cultural events on Cuba and Cuban Americans at the intersection of politics, the arts, and society. Additionally, CRI offers scholarships to support Cuban and Cuban-American studies.

The Kimberly Green Latin American and Caribbean Center (LACC): Located within the prestigious Steven J. Green School of International and Public Affairs and designated as a National Resource Center on Latin America by the U.S. Department of Education, LACC is one of the top Latin American and Caribbean Centers in the country. LACC draws upon the expertise of a prominent concentration of Latin American and Caribbean Studies scholars, spanning many disciplines and colleges. LACC faculty have produced scholarship on migration, U.S.-Latin American relations, indigenous cultures, religion, and arts and humanities.

---

1 The U.S. Census Bureau reports that in 2017, the estimated Cuban population numbered 2,315,863 across the United States, with an estimated 1,000,518 in Miami-Dade County, FL. [https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_S0201&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_1YR_S0201&prodType=table)
Collaborative Research and Professional Engagement with Cuban Scholars, Artists and Intellectuals: Several FIU units have engaged leading Cuban figures in the arts and culture in collaborative research, creative work, and other activities, consistent with U.S. legal and regulatory requirements. Some of these collaborations include the School of Architecture at the College of Communication, Architecture + The Arts (CARTA); the School of Music at CARTA; the International Media Center of the School of Journalism and Mass Communication at CARTA; the Tropical Conservation Institute of the College of Arts, Sciences & Education (CASE); the Department of Earth and Environment at CASE; and the Department of Biological Sciences at CASE.

Cuban Studies Program: FIU offers a Cuban and Cuban-American Undergraduate Studies certificate, including more than 70 Cuba-related courses spanning almost 20 disciplines. Our faculty also includes the largest group of U.S. specialists on Cuba and the Cuban-American community, across all disciplines.

Patricia & Phillip Frost Art Museum: Collections at FIU’s Frost Art Museum include the work of Cuban American artist Humberto Calzada, one of the most renowned artists of his generation, and the Darlene M. & Jorge M. Pérez Art Collection, featuring nineteenth- and twentieth-century Cuban landscape paintings, portraits, and other vivid works.

Wolfsonian Museum-FIU: The Wolfsonian’s Cuba holdings emphasize the U.S.-Cuba tourist trade production from 1920-1959, including travel brochures, posters, and promotional films. These artifacts include more than 1,000 works gifted to the museum from collector, author, and longtime donor Vicki Gold Levi.

The Jewish Museum of Florida-FIU: In stories, documents, photographs, and artifacts, the Museum archives chronicle the history of Cuban Jews who made their way to Florida.

FIU Libraries: FIU Libraries’ Special Collections and Archive are distinguished by their prominent Cuba holdings, including the Díaz-Ayala Cuban and Latin American Music Collection, the Elena Kurstin Cuban Memorabilia Collection, and the Cuban Exile Archives and History Project. FIU also administers the Digital Library of the Caribbean, which provides public access to digitized versions of Caribbean cultural, historical, and research materials currently held in private collections, archives, and libraries.

Project Goals and Benefits

- Build a leading intellectual and cultural center dedicated to fostering global understanding of Cuban affairs and culture, through education, research, discussion and the arts.
- House the world’s most prominent think tank focused on Cuba, across all disciplines, engaging FIU faculty, students, and top scholars from around the world.
- Expand the visibility and community engagement of FIU’s Cuba Collections across the arts, genealogy, music, documents, artifacts, and the law.
- Provide academic, professional, and personal development resources for the community at large, such as student scholarships, career workshops, industry focus groups and networking platforms, with a special emphasis on facilitating intergenerational collaboration.
- Expand opportunities for curricular and instructional innovation on Cuban studies.
- Provide adequate administrative space for the Cuban Research Institute and CasaCuba, including affiliated faculty and visiting scholars.
• Attract leading resources and partnerships to FIU by projecting a culture of excellence that emphasizes student success.

• Cultivate student relationships that will lead to increased alumni affiliation and philanthropy.

• Inspire global consciousness, cultural awareness and appreciation of diversity through creative programming and outreach.

• Foster CasaCuba’s values: Cultural Pride, Inclusiveness, Self-Improvement, Collaboration, Integrity, Innovation, Intellectual Curiosity, and Forward Thinking.

• Promote intellectual exchange and social cohesion among Cubans from around the world.

• Foster knowledge and appreciation of Cuba’s history and heritage worldwide through state-of-the-art programming that engages people across all backgrounds and generations.

• Inspire a strong sense of identity and cultural pride especially among the younger Cuban generations.

• Support the work of academic, professional and civic organizations focused on Cuba through co-working spaces, venue rentals, and mentorship and networking opportunities.

• Become the leading hub for cultural celebrations and community programs anchored in popular Cuban traditions, aiming to preserve the Cuban heritage among future generations.

• Disseminate knowledge about the Cuban history and heritage through seminars and performances, interactive displays and advanced technology, with the participation of experts on Cuba and leading Cuban professionals in the arts, science, business, engineering, sports, and other fields.

• Engage a global audience of Cubans and non-Cubans alike, working with other museums, educational institutions, historical societies, cultural centers and professional organizations dedicated to the exploration and preservation of Cuban history and culture.

• Serve as repository for the experiences of Cubans from around the world, with an emphasis on representing areas in which Cubans have excelled.

**Project Delivery:**

The project is proposed to be delivered using the Construction Management - At Risk Method. Refer to Florida Board of Governors Regulation 14.0055 (2) (a), (b) and (e) below for project delivery justification:

(a) Whether the size of the project is sufficiently large and/or complex to require major emphasis on the qualification of the contractor to have specific expertise in performing highly specialized cost estimating, value engineering, and scheduling during the design process with continuity of construction management through both the design and construction phases;

(b) Whether the initial construction funding is appropriated and construction is begun with the expectation of substantial appropriations in subsequent years, thereby making it advantageous to retain a single contractor for the duration of the project;

(c) Whether the timely completion of the project is critical to the university’s ability to repay debt service or to meet grant obligations.
The design team selected for this commission will be responsible for the development of the design and development of contract documents, bidding and construction administration services.

**Sustainability:**

In recognition of the University's commitment to sustainability practices and the inherent complexity of this building type, this project will be designed and built with the goal of meeting the USGBC's LEED "Silver" certification rating level at a minimum. The Project shall comply with Florida Statutes 255.251 Energy Conservation and Sustainable Buildings Act including 255.252 (3) and (4). The Project shall comply with Florida Statute 255.2575 Energy-efficient and sustainable buildings requirements that all state university buildings be constructed to comply with a sustainable building rating system or a national model green building code.

**Future Expansion:**

The project shall be designed for one or more future expansions of significant size. The initial design shall be designed to conserve site area and allow construction of additions at ground and upper levels while maintaining existing facilities in operation. Consider plan organizational concepts that allow addition of wings, and/or the use of a central core area from which additions may radiate. Consider expansions when sizing and locating new underground utility runs, utility sizes and entry locations, mechanical and electrical rooms and other service spaces.
V. ACADEMIC PLAN

The United States and Cuba have been deeply linked through centuries, bound through their geographic proximity and their political, economic, and cultural interconnections. The present time is an auspicious moment in the history of this special bilateral relationship, and in the evolution of the Cuban diaspora in the United States. A generational shift in the Cuban-American community is taking place as the historic first wave of Cuban immigrants who settled in the United States in the 1960s is aging rapidly, while new immigration from Cuba is dwindling and second and third-generation Cuban-Americans risk diminished contact with their Cuban heritage. Despite Cuban Americans’ significant socioeconomic and cultural influence in the country, and the inexorable connections with the island neighbor, no major intellectual, cultural, and community center in the United States is currently dedicated exclusively to the study and understanding of Cuba and Cuban Americans, and to Cuba-related cultural outreach on a global scale.

Florida International University has distinguished itself as a national epicenter for academic research and public programming, having been designated as both a Carnegie Highest Research Activity R1 Institution and an Ashoka U Changemaker Campus. FIU is equally renowned for its historical collections focused on Cuba and the experience of the Cuban diaspora. These assets, however, are widely distributed across various locations within the University, limiting their impact and visibility.

At CasaCuba, FIU will showcase its rich and extensive collection of artifacts, academic programs, student groups and research projects devoted to Cuba, for the benefit of FIU students and faculty, and research scholars and visitors from around the world. CasaCuba will facilitate access not only to FIU’s resources, as it will also draw from the knowledge and resources of the local and international Cuban community, positioning the center as a global authority in conversations and scholarship on Cuban history, language, art, music, literature, and relations with the world.

CasaCuba will seek to document, preserve, and share the history, experiences and legacy of the Cuban nation, and particularly the ways in which Cubans have influenced U.S. culture, and vice versa. Specifically, CasaCuba will collaborate with other local organizations to identify and preserve heritage materials that may be at risk of loss. It will work in close collaboration with the FIU Libraries on projects to enhance current digital collections and digitize new materials. CasaCuba will also collaborate with relevant FIU units and industry partners to apply the latest technologies to showcase Cuban culture in new, compelling ways, such as interactive oral history and genealogy platforms, and virtual reality. And it will host regular, dynamic events aimed at diverse audiences to promote awareness of temporary and permanent holdings.

CasaCuba seeks to be distinguished by its intellectual rigor and its multidisciplinary focus. FIU’s extensive resources and expertise in multiple academic fields, including the arts and humanities, the social sciences, business, technology, medicine, and the law, will enable faculty and students to engage with Cuba through diverse areas of focus. More than fifty professors from FIU, located across multiple departments, already perform important research on Cuba or make Cuba the focus of their respective courses.

One of CasaCuba’s elements of distinctiveness will be its platform of inclusiveness, as it attracts and attempts to foster meaningful relations among all Cubans and all persons interested in Cuba. It will therefore emphasize attracting a diverse audience, especially a broader cross-section of Cubans who will benefit from a platform to bring their diverse experiences to light and come together as a community. To ensure a broad impact, CasaCuba will launch programs aimed at serving diverse groups. For example, CRI visiting fellowships will continue to attract scholars from a wide range of disciplines who wish to engage with FIU’s Cuba collections and present individual research projects. Student internships will be created to help organize and preserve the collections. Programming for the general public will include history lessons, literary circles, and artistic performances aimed at engaging all generations with Cuba’s rich heritage. Community outreach will be a pillar of CasaCuba’s success.

Beyond its location in Miami, which will enable immediate access to the large concentration of residents of Cuban origin in this geographic area, CasaCuba hopes to reach national and international audiences, primarily scholars and members of the global Cuban diaspora. FIU already has an international platform given its more than fifty exchange
agreements with institutions from around the world, and its locations in Washington D.C. and Tianjin, China. FIU also offers programs in Panama, Jamaica, The Dominican Republic, and Italy. FIU’s robust distance learning platform and vast Digital Collections, especially as the administrator of the Digital Library of the Caribbean university consortium, will enable CasaCuba to engage remote audiences.

The FIU leadership understood early on that CasaCuba would need a home of its own that would be a vibrant cultural, academic, and community center. It thus proceeded to identify an ideal space on FIU’s main campus for an iconic building that would include exhibition space, instructional classrooms and versatile, open areas. Its designated location faces the community, as it stands at the most prominent entrance of FIU’s main campus on a busy street intersection, across from the FIU Ronald W. Reagan Presidential House, and a short walk to significant entertainment facilities on campus, such as the Frost Art Museum. CasaCuba’s multi-story facilities will thus be designed to fulfill the center’s vision as an innovative and vibrant 21st-century space that will host a regular calendar of educational programs, exhibits, and events for diverse audiences, with a focus on the Cuban community. The center will include a reception area, exhibit spaces, a café, a restaurant, a shop, co-working and office space, a courtyard, multipurpose classrooms, and storage.

Each space within CasaCuba will meet a functional objective. The CasaCuba gallery spaces will host temporary exhibitions of Cuba collections from FIU and external organizations. Classrooms will be used to deliver Cuba-related courses from the FIU curriculum, seminars, and large-scale symposia. CasaCuba will also host research activity as the new home of the Cuban Research Institute at FIU, including some of CRI’s affiliated and visiting scholars in its offices, as well as CRI’s regular events to present the results of investigations, or new books, related to Cuba. As a hub for discussion, CasaCuba will organize public lectures and community gatherings in its café, restaurant, reception area, porch, garden and courtyard, with the goal of attracting, inspiring, and promoting collaboration among Cubans of all generations, as well as the international community with expertise or general interest in Cuba. CasaCuba will also foster the Cuban arts through spaces for interactive exhibits, artistic performances, and celebrations following popular Cuban traditions, open to all residents and visitors in South Florida.

FIU’s intention is that ultimately, CasaCuba will offer an experience that focuses on user interaction and showcases much more than the objects that actually fit within the galleries. CasaCuba will feature state-of-the-art digital projection imagery, including façades that can be transformed into an expansive canvas for video displays in all exhibition spaces. Visitors will be able to explore the collections through 360 video, multiple screens and touchscreens that can be controlled via mobile devices, and to rotate an object and see it from all angles thanks to 3D scans. CasaCuba will also include video recording booths to capture content that is later curated and shown in the galleries. These special digital media exhibits, hardware and software are subject to funding constraints.

Through its design and programming, the center will represent a tribute to the history and achievements of the Cuban people. It will showcase the places where Cubans have settled around the world, and their efforts to become successful in a wide range of fields. The building will remind all Cubans of home and seek to promote their cohesiveness. Even though the building will fulfill multiple public functions, from public galleries to meetings, classes, and performances, it will be one space for all to commune. CasaCuba hopes to be a “third place,” one apart from home and work that provides an anchor for the community to gather, interact, learn, think, and be inspired.
VI. SPACE NEEDS ASSESSMENT

CasaCuba will house the following units, to be divided into two phases of construction. CasaCuba should be designed and built to allow for both vertical and horizontal expansion in the future years, as projected growth ensues.

PROGRAM AREAS

Phase 1

CasaCuba Administrative Suite: The CasaCuba Executive Director’s Office and Administrative Suite includes the leadership personnel of the center and the respective administrative teams that execute daily operations and advance strategic initiatives. The leadership team is projected to include the Executive Director, Administrative Assistant, the Director of Programs, Program Specialist, Education Specialist, Chief Registrar, Chief Curator, Exhibition Specialist, System Administrator, Communications Director, Director of Development, Security Manager, Director of Administrative Services, and Visitor Services Manager. Office suites must ensure interaction and facilitate collaboration, while allowing for privacy and independent work.

Cuban Research Institute: The CRI Suite will house the current CRI staff, plus new offices for CRI affiliated faculty and visiting scholars. In addition, the suite features space for a reception, a faculty/staff lounge/kitchen, one seminar room for small gatherings, one conference room for larger groups, and space for storage and files. It is assumed here that the CRI Suite will share the same floor with the CasaCuba Administrative Suite, and as a result, the reception, lounge, seminar and conference room are noted as shared spaces.

Event Venue: As the leading center devoted to Cuban affairs and culture in the world, CasaCuba is set to host the most consequential conversations that allow scholars, faculty, and the community to engage with thought leaders on compelling Cuban issues. CasaCuba is thus envisioned as a destination venue for lectures, conferences, and book presentations, film screenings, and art and music events, including dance, live music and theater, which may require a raised area. A state-of-the-art event venue will thus be required for an audience of 300 people. This will be a multipurpose hall with flexible seating and table format that includes acoustic separation to prevent conduction of noise, as well as dressing rooms, a green room and a multimedia control room. Catering prep space and storage space (for chairs, tables, podium and other props) should also be included.

Galleries: CasaCuba will collaborate with external organizations as well as FIU museums, academic departments, and libraries on joint, temporary exhibitions, organized across one main gallery and one smaller gallery that should support use of advanced electronic media, as well as traditional art media. The main gallery space will showcase CasaCuba’s permanent collection and major temporary exhibitions, both in-house and traveling exhibitions of international caliber. The smaller gallery will allow for thematic exhibitions that will change regularly as objects on display are rotated. The smaller gallery will also function as a screening room to present lectures, videos and remote meetings, and as a photography gallery space. A large-scale projection screen, either electrically-operated drop-down, or fixed, at the back wall for double image slide projection. CD Rom projection capabilities and satellite link-up capabilities. Flat floor and moveable chairs. Photographs may be displayed in mattes without frames in wall mounted cases with sloping glazed surfaces, as well as on walls, matted only or matted and framed. Galleries should be multipurpose spaces, with moveable walls, able to host a wide range of public events. Exhibitions across all galleries will rely on state-of-the-art technology such as virtual reality, and tactile digital screens will be featured along the walls and throughout the gallery space, showcasing Cuban genealogy material, videos, historical information, and artwork. Exhibition galleries will include areas for visitors to rest, gather, read, or view digital media about the exhibitions and architecture. Climate controlled access from other areas and support spaces. Separations from any potentially hazardous materials or activities for either people, or works of art. Flexible lighting should be ensured in the galleries.
Collection Zone: In order to support the galleries, CasaCuba should include storage, and spaces for documentation, security, examination and preparation, and collection handling. Security should be provided with the aid of CCTV screens and building management system, and a security station located adjacent to a shipping receiving entrance. There should be a secure entrance that can be used by drivers presenting their credentials. There is a need for an exhibition props area to accommodate cases, plinths, pedestals, panels, and like. A completely enclosed art loading dock should be provided to accommodate one 18-foot wheeler. A separate loading dock should be available for non-collection deliveries and for garbage disposal. A shipping-receiving area equipped with a hydraulic platform lift and an insulated and weather-stripped overhead door is needed to accommodate a forklift. A collection elevator and a crate storage area should be included in the collection zone. At least one entrance to the facility, and at least one elevator, should have doors that allow for the transportation of large art pieces.

Classrooms: CasaCuba will house two classrooms. One classroom with capacity for 50 will be administered centrally, and available to all courses and departments at the University. The other classroom, with capacity for 30, will be available for courses related to Cuban and Latin American studies, and special courses administered by CRI and LACC. Access to the classrooms should be designed as not to interfere with the operations and security requirements of the rest of the building, and should be ensured even when center is not in operation (through ground floor separate access, or elevators). The two classrooms should be designed for active learning, including flexible seating.

Seminar/Conference Rooms: These rooms will provide the necessary space for faculty, staff, administrators and students to engage in a variety of academic and administrative activities. All rooms will allow relatively small groups to have an inviting and conducive space where they can work together on a variety of projects.

Flexible Working Area: CasaCuba will leverage the business incubation and innovation expertise of StartupFIU to launch its own co-working, communal space, including flexible offices, and laboratory spaces layered with robust programming, advising, and community-building initiatives. CasaCuba is envisioned as a collaborative, inclusive, and value-adding center of gravity with a strong focus on helping Cubans, and the community at large, reach economic development and connect with resources that help them advance their individual and organizational goals. Electrical outlets must abound and be dispersed. Lighting should be adjusted. Storage should be provided to store and lock important documents. There should be high ceilings.

Public Spaces: Lobby, Porch, Garden, Courtyard, Gift Shop

As a community hub, CasaCuba will integrate many gathering spaces for both spontaneous (conversation, reading, resting) and structured programming.

- Lobby: The lobby is a ground floor lobby space contiguous with the main public entrance, which provides gathering, ticketing and circulation space to all public amenities, public areas and galleries. There should be an information and ticketing counter oriented to visitors both entering and exiting from the building, directional information and signage, public telephones and drinking fountain. The counter must be clearly visible and accessible from the main entrance doors, sited with careful attention to traffic flow to avoid crowding, and allow room for queues. Lockable counter with space for up to two seated admissions clerks, with computerized ticketing and cash till, telephone, visitor information and under-counter storage for immediate supplies. Panic button under counter manually operated to sound alarm in security headquarters and offices. Cloakroom and stroller storage located off the lobby designed to be operated as a self-serve storage area for visitors’ personal effects, with coin lockers or coat-hooks, lockable cabinets for storing lunches, and an area for storing baby strollers. The lobby will also form an attractive campus social space, including the CasaCuba gift shop.
- **Gift Shop:** The public sales area of the shop should be visible to all visitors as they enter and exit the building. Accessible to non-museum patrons, and for operation during hours when the galleries are closed. Counter separates the public from staff manning the sales counter, which can oversee all shelving and displays. May be open when offices or exhibit spaces are closed. Shelving and shop layout to be open to surveillance from cash drawer.

- **Courtyard, Garden and Porch:** A courtyard, a garden and traditional Cuban porch will provide additional space for intimate gatherings such as receptions, networking events, community conversations and small-scale concerts, screenings and readings. There should be reserved spaces for a piano and other musical instruments. The airlock entrance should provide a transition between the outside environment and the controlled environment inside the building, at all regularly used entrances.

- **Food Area:** A food area such as a food cart or traditional Cuban “ventanita” located in the lobby, will offer traditional, possibly free, gourmet Cuban coffee and bite-sized pastries. This could be a historically accurate ox cart attended by a person in traditional 19th century clothing demonstrating early coffee preparation techniques or a more modern reinterpretation.

**Phase 2**

**Student Academic and Support Space**

CasaCuba seeks to become the hub for FIU student organizations related to Cuba and Cuban studies, offering them a space to gather and conduct meetings and programming. This area will also provide study space for all FIU students.

**Teaching Laboratory Facilities**

CasaCuba seeks to support the professional activities of the community, with an emphasis on helping research on Cuba, and the Cuban arts, thrive in Miami, FL. For this purpose, teaching laboratory facilities would include studios and workspaces for residencies by artists, scholars and researchers. Spaces would include a dance studio, a music practice room, a media lab, and a language room for the instruction of Spanish.
## CasaCuba Space List

**VER. 12**

3/27/2019

<table>
<thead>
<tr>
<th>Description</th>
<th>No. of Spaces</th>
<th>No. of Occupants</th>
<th>NSF Per Occupant</th>
<th>NSF Per Space</th>
<th>Total NSF for All Space Type</th>
<th>SUS SPACE CAT.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>CASACUBA ADMINISTRATIVE SUITE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Executive Director Office</td>
<td>1</td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Administrative Assistant</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Director of Programs</td>
<td>1</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>120</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Program, Education, Exhibition Specialists</td>
<td>1</td>
<td>1</td>
<td>220</td>
<td>220</td>
<td>220</td>
<td>IS/OC</td>
</tr>
<tr>
<td>System Administrator</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Communications Director</td>
<td>1</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>120</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Director of Development</td>
<td>1</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>120</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Security Manager</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Administrative Services</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Visitor Services</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Reception Area</td>
<td>1</td>
<td>8</td>
<td>25</td>
<td>200</td>
<td>200</td>
<td>IS/OC</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>1,480</td>
<td></td>
</tr>
<tr>
<td><strong>CUBAN RESEARCH INSTITUTE OFFICE SUITE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Director’s Office</td>
<td>1</td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>150</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Assoc. Director’s Office</td>
<td>1</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>120</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Affiliated Faculty Office</td>
<td>3</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>360</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Visiting Scholar Office</td>
<td>3</td>
<td>1</td>
<td>120</td>
<td>120</td>
<td>360</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Program Manager</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Program Coordinator</td>
<td>1</td>
<td>1</td>
<td>110</td>
<td>110</td>
<td>110</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Reception</td>
<td>1</td>
<td>4</td>
<td>64</td>
<td>256</td>
<td>256</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Faculty/ Staff Lounge (Shared)</td>
<td>1</td>
<td>8</td>
<td>36</td>
<td>288</td>
<td>288</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Conference Room</td>
<td>1</td>
<td>12</td>
<td>25</td>
<td>300</td>
<td>300</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Large Conference Room</td>
<td>1</td>
<td>20</td>
<td>25</td>
<td>500</td>
<td>500</td>
<td>IS/OC</td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>1</td>
<td>100</td>
<td>100</td>
<td>100</td>
<td>IS/OC</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>2,654</td>
<td></td>
</tr>
<tr>
<td><strong>EVENT VENUE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Meeting/Ballroom/Banquet</td>
<td>1</td>
<td>300</td>
<td>20</td>
<td>6,000</td>
<td>6,000</td>
<td>AS/AE</td>
</tr>
<tr>
<td>Catering Prep Space</td>
<td>1</td>
<td>8</td>
<td>75</td>
<td>600</td>
<td>600</td>
<td>AS/AE</td>
</tr>
<tr>
<td>Meeting/Ballroom/Banquet Storage</td>
<td>1</td>
<td>1</td>
<td>600</td>
<td>600</td>
<td>600</td>
<td>AS/AE</td>
</tr>
<tr>
<td>Dressing Rooms</td>
<td>4</td>
<td>6</td>
<td>60</td>
<td>360</td>
<td>1,440</td>
<td>AS/AE</td>
</tr>
<tr>
<td>Green Room</td>
<td>1</td>
<td>5</td>
<td>60</td>
<td>300</td>
<td>300</td>
<td>AS/AE</td>
</tr>
<tr>
<td>Multimedia Control Room</td>
<td>1</td>
<td>4</td>
<td>40</td>
<td>160</td>
<td>160</td>
<td>AS/AE</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>9,100</td>
<td></td>
</tr>
</tbody>
</table>
### GALLERIES

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Gallery Permanent Collection and Temporary Exhibits</td>
<td>1</td>
<td>150</td>
<td>30</td>
<td>4,500</td>
<td>4,500</td>
</tr>
<tr>
<td>Large Gallery Storage</td>
<td>1</td>
<td>1</td>
<td>450</td>
<td>450</td>
<td>450</td>
</tr>
<tr>
<td>Resting/Reading/Viewing Area</td>
<td>1</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Event Area</td>
<td>1</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Small Gallery</td>
<td>1</td>
<td>75</td>
<td>40</td>
<td>3,000</td>
<td>3,000</td>
</tr>
<tr>
<td>Small Gallery Storage</td>
<td>1</td>
<td>1</td>
<td>360</td>
<td>360</td>
<td>360</td>
</tr>
<tr>
<td>Resting/Reading/Viewing Area</td>
<td>1</td>
<td>13</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Event Area</td>
<td>1</td>
<td>25</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Subtotal** 8,310

### COLLECTIONS ZONE

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage</td>
<td>1</td>
<td>1</td>
<td>2,500</td>
<td>2,500</td>
<td>2,500</td>
</tr>
<tr>
<td>Examination and Preparation Space</td>
<td>1</td>
<td>2</td>
<td>200</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Security Station</td>
<td>1</td>
<td>1</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
<tr>
<td>Shipping &amp; Receiving</td>
<td>1</td>
<td>1</td>
<td>1,200</td>
<td>1,200</td>
<td>1,200</td>
</tr>
<tr>
<td>Exhibition Props</td>
<td>1</td>
<td>1</td>
<td>400</td>
<td>400</td>
<td>400</td>
</tr>
<tr>
<td>Loading Dock</td>
<td>1</td>
<td>1</td>
<td>384</td>
<td>384</td>
<td>384</td>
</tr>
<tr>
<td>Crate Storage</td>
<td>1</td>
<td>1</td>
<td>600</td>
<td>600</td>
<td>600</td>
</tr>
<tr>
<td>Freight Elevator</td>
<td>1</td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>150</td>
</tr>
</tbody>
</table>

**Subtotal** 5,734

### CLASSROOMS

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Small Classroom</td>
<td>1</td>
<td>30</td>
<td>22.5</td>
<td>675</td>
<td>675</td>
</tr>
<tr>
<td>Large Classroom</td>
<td>1</td>
<td>50</td>
<td>22.5</td>
<td>1,125</td>
<td>1,125</td>
</tr>
</tbody>
</table>

**Subtotal** 1,800

### SEMINAR/CONFERENCE ROOMS

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Seminar Room</td>
<td>1</td>
<td>50</td>
<td>22.5</td>
<td>1,125</td>
<td>1,125</td>
</tr>
<tr>
<td>Large Conference Room</td>
<td>1</td>
<td>20</td>
<td>25</td>
<td>500</td>
<td>500</td>
</tr>
</tbody>
</table>

**Subtotal** 1,625

### FLEXIBLE WORK AREA

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Work Area</td>
<td>1</td>
<td>10</td>
<td>100</td>
<td>1,000</td>
<td>1,000</td>
</tr>
<tr>
<td>Large Conference Room</td>
<td>1</td>
<td>20</td>
<td>25</td>
<td>500</td>
<td>500</td>
</tr>
<tr>
<td>Reception Area</td>
<td>1</td>
<td>4</td>
<td>30</td>
<td>120</td>
<td>120</td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>1</td>
<td>100</td>
<td>100</td>
<td>100</td>
</tr>
</tbody>
</table>

**Subtotal** 1,720

### LOBBY

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gathering/Meeting/Lounge Area</td>
<td>1</td>
<td>100</td>
<td>15</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Information and Ticketing Counter</td>
<td>1</td>
<td>6</td>
<td>40</td>
<td>240</td>
<td>240</td>
</tr>
<tr>
<td>Cloakroom/Stroller Storage</td>
<td>1</td>
<td>1</td>
<td>360</td>
<td>360</td>
<td>360</td>
</tr>
</tbody>
</table>

**Subtotal** 2,100

### GIFT SHOP

<table>
<thead>
<tr>
<th></th>
<th>Quantity</th>
<th>Width</th>
<th>Height</th>
<th>Area</th>
<th>Net</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sales &amp; Display Area</td>
<td>1</td>
<td>30</td>
<td>50</td>
<td>1,500</td>
<td>1,500</td>
</tr>
<tr>
<td>Storage</td>
<td>1</td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>150</td>
</tr>
</tbody>
</table>

**Subtotal** 1,650

**TOTAL NET INTERIOR SPACE** 36,173

**GROSS INTERIOR AREA** 57,876

**NET TO GROSS MULTIPLIER** 1.6
### OUTDOOR AREAS

**PORCH**
- Covered Standing & Seating Space: 1 unit, 100 SF, 25 units, 2,500 SF

**GARDEN**
- 1 unit, 100 SF, 75 units, 7,500 SF

**COURTYARD**
- 1 unit, 200 SF, 75 units, 15,000 SF

### PHASE 2

- **Small Gallery**: 1 unit, 50 SF, 30 units, 1,500 SF, 1,500 SF
- **Student Academic Support Area**: 1 unit, 100 SF, 22.5 units, 2,250 SF, 2,250 SF
- **Dance Studio**: 1 unit, 20 SF, 60 units, 1,200 SF, 1,200 SF
- **Music Practice Room**: 1 unit, 20 SF, 40 units, 800 SF, 800 SF
- **Media Lab**: 1 unit, 20 SF, 35 units, 700 SF, 700 SF
- **Language Room**: 1 unit, 20 SF, 35 units, 700 SF, 700 SF
- **Café**: 1 unit, 50 SF, 30 units, 1,500 SF, 1,500 SF
- **Restaurant**: 1 unit, 100 SF, 36.2 units, 3,620 SF, 3,620 SF

**TOTAL NET INTERIOR SPACE**
- **12,270 SF**

**TOTAL ESTIMATED GROSS INTERIOR AREA - PHASE 2**
- **19,632 SF**

### PHASE 1

<table>
<thead>
<tr>
<th>STATE UNIVERSITY SYSTEM SPACE CATEGORY</th>
<th>Abbreviation</th>
<th>Total Net SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Institutional Support-Office/Computer</td>
<td>IS/OC</td>
<td>5,854</td>
</tr>
<tr>
<td>Academic Support-Auditorium/Exhibition</td>
<td>AS/AE</td>
<td>25,244</td>
</tr>
<tr>
<td>Instructional-Classroom</td>
<td>INS/CLASS</td>
<td>3,425</td>
</tr>
<tr>
<td>Instructional-Teaching Lab</td>
<td>INS/TLAB</td>
<td>0</td>
</tr>
<tr>
<td>Instructional-Research Lab</td>
<td>INS/RLAB</td>
<td>0</td>
</tr>
<tr>
<td>Academic Support-Study/Student Acad. Suppt.</td>
<td>AS/SSAS</td>
<td>0</td>
</tr>
<tr>
<td>Non-Categorized-Tenant Space</td>
<td>NC/TEN</td>
<td>1,650</td>
</tr>
</tbody>
</table>

**1.6 NET TO GROSS MULTIPLIER**
VII. ANALYSIS OF IMPACT ON MASTER PLAN

The project is consistent with required elements of the campus master plan including Future Land Use and academic/support facilities described in the Capital Improvement element to accommodate future needs.
VIII. SITE ANALYSIS

The site selected for CasaCuba is on the east side of MMC fronting SW 107th Avenue between SW 16th and SW 17th streets. The building should be located so as not to diminish service and emergency vehicle access for the adjacent buildings.
VIII. SITE ANALYSIS (continued)
VIII. SITE ANALYSIS (continued)

Particular attention must be given to the layout of the building footprint and site arrangement to achieve the following:

- Create a memorable, iconic building image from at a distance for pedestrians on campus and vehicles on 107th Avenue with a readily identifiable main entrance.
- Develop a building plan that establishes a clear linkage with neighborhood facilities allowing for easy pedestrian access between buildings.
- Maintain vehicular access to existing buildings for drop-off, deliveries and unloading/loading trash removal service and emergency vehicles. Maintain access to existing building support facilities including trash rooms, electrical and mechanical rooms, etc.
- VIP and valet parking should be considered.
- Re-work campus roadways and service drives as required.
### IX. PROGRAM AREA

<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Serves as office for the executive director and includes space for small table and 4 chairs</td>
<td>• Air conditioned with adjustable thermostat</td>
<td>• 1 Executive Desk (30” x 60”)</td>
</tr>
<tr>
<td>• Adjacent to administrative assistant space</td>
<td>• Provide sound baffles in ductwork</td>
<td>• 1 Executive Chair</td>
</tr>
<tr>
<td>• Partition system shall be sound retardant above and below ceiling.</td>
<td>• Acoustical ceiling with flush lighting</td>
<td>• 2 Guest Chairs</td>
</tr>
<tr>
<td>• Natural light / view to the exterior desired.</td>
<td>• Provide one 125V 20A duplex electrical outlet at each wall for general power needs and two duplex outlets in close proximity to desk for computer, calculator, etc.</td>
<td>• 1 Credenza (18” x 60”)</td>
</tr>
<tr>
<td>• Carpeted floor.</td>
<td>• Voice/Data communications outlets near desk location.</td>
<td>• 1 Computer Table (30” x 60”)</td>
</tr>
<tr>
<td>• Lock on door</td>
<td>• Wi-Fi.</td>
<td>• 2 Bookcases (4 Shelves)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Window blinds.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Computer with 2 monitors and printer.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Telephone</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Small conference table with seating for 4 people.</td>
</tr>
</tbody>
</table>

**INSTITUTIONAL SUPPORT (Office/Computer)**

150 Sq. Ft.                                                                                          Executive Director Office
### SPACE PLANNING
- Serves as office for directors
- Readily accessible to clerical and other associated offices
- Partition systems shall be sound retardant above and below ceiling
- Natural light / view to the exterior desired.
- Carpeted floor
- Lock on door

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat
- Provide sound baffles in ductwork
- Acoustical ceiling with flush lighting
- Provide one 125V 20A duplex electrical outlet at each wall for general power needs and two duplex outlets in close proximity to desk for computer, calculator, etc.
- Voice/Data communications outlets near desk location.
- Wi-Fi.

### FURNITURE / EQUIPMENT
- 1 Executive Desk (30” x 60”)
- 1 Executive Chair
- 2 Guest Chairs
- 1 Credenza (18” x 60”)
- 1 Computer Table (30” x 60”)
- 2 Bookcases (4 Shelves)
- Window blinds.
- Computer with 2 monitors and printer.
- Telephone
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Serves as “standard” office for faculty, associate directors, and visiting scholars</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• 1 Desk (30” x 60”) with return</td>
</tr>
<tr>
<td>• Readily accessible to clerical and other associated offices</td>
<td>• Provide sound baffles in ductwork</td>
<td>• 1 Desk Chair</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Acoustical ceiling with flush lighting</td>
<td>• 2 Guest Chairs</td>
</tr>
<tr>
<td>• Natural light / view to the exterior desired.</td>
<td>• Provide one 125V 20A duplex electrical outlet at each wall for general power needs and two duplex outlets in close proximity to desk for computer, calculator, etc.</td>
<td>• 1 Credenza (18” x 60”)</td>
</tr>
<tr>
<td>• Carpeted floor</td>
<td>• Voice/Data communications outlets near desk location.</td>
<td>• 1 Bookcases (4 Shelves)</td>
</tr>
<tr>
<td>• Lock on door</td>
<td>• Wi-Fi</td>
<td>• Window blinds.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Computer with 2 monitors and printer.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Telephone</td>
</tr>
</tbody>
</table>

INSTITUTIONAL SUPPORT (Office/Computer)
120 Sq. Ft.

Large Office
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Serves as “standard” office for coordinators, managers, administrators and service staff.</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• 1 Desk (30” x 60”) with return</td>
</tr>
<tr>
<td>• Readily accessible to associated offices</td>
<td>• Provide sound baffles in ductwork</td>
<td>• 1 Desk Chair</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Acoustical ceiling with flush lighting</td>
<td>• 2 Guest Chairs</td>
</tr>
<tr>
<td>• Natural light / view to the exterior desired.</td>
<td>• 125V 20A duplex outlets on each wall for general power needs.</td>
<td>• 1 Credenza (18” x 60”) or Bookcase (4 Shelves)</td>
</tr>
<tr>
<td>• Carpeted floor</td>
<td>• Voice/Data communications outlets near desk location.</td>
<td>• Window blinds.</td>
</tr>
<tr>
<td>• Lock on door</td>
<td>• Wi-Fi</td>
<td>• Computer with 2 monitors and printer.</td>
</tr>
</tbody>
</table>

INSTITUTIONAL SUPPORT (Office/Computer)
110 Sq. Ft.  Medium Office
### SPACE PLANNING
- Shared office for up to 3 specialists.
- Readily accessible to associated offices
- Partition systems shall be sound retardant above and below ceiling
- Natural light / view to the exterior desired.
- Carpeted floor
- Lock on door

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat.
- Provide sound baffles in ductwork
- Acoustical ceiling with flush lighting
- 125V 20A duplex outlets on each wall for general power needs.
- Voice/Data communications outlets near desk location.
- Wi-Fi

### FURNITURE / EQUIPMENT
- 3 Desks (30” x 60”) with return
- 3 Desk Chair
- 2 Guest Chairs
- 2 Bookcases (4 Shelves)
- Window blinds.
- 3 Computers each with 2 monitors.
- 3 Telephones

### INSTITUTIONAL SUPPORT (Office/Computer)
220 Sq. Ft.

Program, Exhibition, Education Specialists Shared Office
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
</table>
| • Staff Lounge / Lunch Room accessible to office areas suitable for up to 8 occupants seated at tables  
• Partition systems shall be sound retardant above and below ceiling  
• Natural light / view to the exterior desired.  
• Resilient tile flooring  
• Space for cabinetry, full-size refrigerator | • Air conditioned with adjustable thermostat.  
• Provide sound baffles in ductwork  
• Acoustical ceiling with flush lighting.  
• 125V 20A duplex outlets on each wall for spaced at 6-foot intervals general power needs and for appliances and vending.  
• Wi-Fi  
• Two-compartment stainless steel sink with hot water | • Overhead and base kitchen-type cabinets with lockable doors and drawers. Minimum 12 lineal feet. Handicapped accessible/convertible  
• Stackable, washable chairs  
• Square tables for 4 to allow joined arrangements  
• Wall-mounted tack board  
• Full-sized (min. 19 cu. Ft.) refrigerator with top freezer and ice maker  
• Residential-type microwave ovens  
• Trash and recycling containers. |

INSTITUTIONAL SUPPORT (Office/Computer)  
288 Sq. Ft.  

Faculty/Staff Lounge
### SPACE PLANNING
- Reception area for CasaCuba Administrative Suite.
- Readily accessible to associated offices.
- Partition systems shall be sound retardant above and below ceiling.
- Natural light / view to the exterior desired.
- Waiting area for 6 people plus space for receptionist/clerical staff.
- Carpeted floor.
- Lock on door.

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat.
- Provide sound baffles in ductwork.
- Acoustical ceiling with recessed and/or pendant lighting.
- Functional decorative lighting such as pendants and sconces.
- 125V 20A duplex outlets on each wall for general power needs.
- Voice/Data communications outlets near desk location.
- Wi-Fi.

### FURNITURE / EQUIPMENT
- 2 Desks (30” x 60”) with return or custom reception desk.
- 2 Desk Chairs.
- 1 Credenza (18” x 60”).
- 2 Computers each with 2 monitors and printer.
- 2 Telephones.
- 2 Six-foot Sofas or Sofa and Lounge Chairs.
- Window blinds.

<table>
<thead>
<tr>
<th>INSTITUTIONAL SUPPORT (Office/Computer)</th>
<th>300 Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative Reception Area</td>
<td></td>
</tr>
<tr>
<td>SPACE PLANNING</td>
<td>ENVIRONMENTAL SYSTEMS</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>Reception area for Cuban Research Institute.</td>
<td>Air conditioned with adjustable thermostat.</td>
</tr>
<tr>
<td>Readily accessible to associated offices</td>
<td>Provide sound baffles in ductwork</td>
</tr>
<tr>
<td>Partition systems shall be sound retardant above and below ceiling</td>
<td>Acoustical ceiling with recessed and/or pendant lighting.</td>
</tr>
<tr>
<td>Natural light / view to the exterior desired.</td>
<td>Functional decorative lighting such as pendants and sconces.</td>
</tr>
<tr>
<td>Waiting area for 4 people plus space for receptionist/clerical staff</td>
<td>125V 20A duplex outlets on each wall for general power needs.</td>
</tr>
<tr>
<td>Carpeted floor</td>
<td>Voice/Data communications outlets near desk location.</td>
</tr>
<tr>
<td>Lock on door</td>
<td>Wi-Fi</td>
</tr>
</tbody>
</table>

INSTITUTIONAL SUPPORT (Office/Computer) 220 Sq. Ft.  
Cuban Research Institute Reception Area
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Reception area for Flexible Workspace.</td>
<td>• Air conditioned</td>
<td>• 4 Lounge Chairs.</td>
</tr>
<tr>
<td>• Open to or visible from Flexible Workspace</td>
<td>• Acoustical ceiling with recessed and/or</td>
<td>• Coffee Table and Side Tables.</td>
</tr>
<tr>
<td>• Natural light / view to the exterior desired.</td>
<td>pendant lighting.</td>
<td></td>
</tr>
<tr>
<td>• Waiting area for 4 people</td>
<td>• Functional decorative lighting such as</td>
<td></td>
</tr>
<tr>
<td>• Carpeted floor</td>
<td>pendants and sconces.</td>
<td></td>
</tr>
<tr>
<td>• Lock on door</td>
<td>• 125V 20A duplex outlets on each wall</td>
<td></td>
</tr>
<tr>
<td></td>
<td>for general power needs.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Wi-Fi</td>
<td></td>
</tr>
</tbody>
</table>

**INSTITUTIONAL SUPPORT (Office/Computer)**

<table>
<thead>
<tr>
<th>120 Sq. Ft.</th>
<th>Flexible Workspace Reception Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPACE PLANNING</td>
<td>ENVIRONMENTAL SYSTEMS</td>
</tr>
<tr>
<td>---------------</td>
<td>-----------------------</td>
</tr>
</tbody>
</table>
| - Co-working, communal space, including flexible offices, and laboratory spaces with space for 10 primarily using open-office-type furniture desks with lockable compartments. Similar to StartUpFIU.  
- Near associated storage room, conference room and reception.  
- Partition systems at perimeter and enclosed spaces shall be sound retardant above and below ceiling  
- Natural light / view to the exterior desired.  
- Carpeted floor  
- Electronic Locking at area entrance | - Air conditioned with adjustable thermostat.  
- Provide sound baffles in ductwork  
- Acoustical ceiling with flush lighting  
- 125V 20A duplex outlets on each wall for general power needs.  
- Two 125V 20A duplex outlets on each wall at each workstation.  
- Voice/Data communications outlets at each desk location.  
- Power and data connection for central print/scanning station.  
- Wi-Fi | - 10 Cubicle Desk (30” x 60”) with sound-absorbing divider partitions and overhead storage bins.  
- 10 Rolling Desk Chairs  
- 4 Movable Guest Chairs  
- Window blinds.  
- Provisions for laptop or desktop computers  
- Centralized printing/scanning station. |

**INSTITUTIONAL SUPPORT (Office/Computer)**  
1,000 Sq. Ft.  

**Open Work Area (Offices)**  
IX-10
<table>
<thead>
<tr>
<th><strong>SPACE PLANNING</strong></th>
<th><strong>ENVIRONMENTAL SYSTEMS</strong></th>
<th><strong>FURNITURE / EQUIPMENT</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>• Readily accessible to associated offices</td>
<td>• Air conditioned.</td>
<td>• Adjustable metal shelving units</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Acoustical ceiling with recessed lighting.</td>
<td>• Upper cabinet and base cabinet with minimum 10 lineal feet of counter space</td>
</tr>
<tr>
<td>• Space for adjustable storage shelving and cabinetry</td>
<td>• 125V 20A duplex outlets on each wall for general power needs.</td>
<td></td>
</tr>
<tr>
<td>• Resilient flooring</td>
<td>• Wi-Fi</td>
<td></td>
</tr>
<tr>
<td>• Lock on door</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INSTITUTIONAL SUPPORT (Office/Computer)**

100 Sq. Ft.  

**Office Storage Area**
### SPACE PLANNING
- Suitable for 50 occupants at movable desks and rolling chairs plus instructor/presentation podium, accessible from public circulation core.
- Natural light / view to the exterior desired with ability to completely darken room.
- Recessed motorized projection screen(s) in location(s) that will not interfere with presentations, whiteboards and video conferencing or as an alternative to projection screens and video projectors. LCD-LED flat screen monitors, 60" (or larger), computer compatible & wall mounted
- Partitions sound retardant above and below ceiling. Provisions for acoustical privacy and isolation from noisy areas.
- Design for maximum flexibility of presentation area and control of equipment.
- Custom presentation podium with controls for audiovisual equipment, computer, monitor, and all projection, lighting and sound systems.
- Speakers for the sound system recessed in the ceiling.
- Minimum 20 lineal feet of whiteboard on teaching area (front wall).
- Provision for electronic locking system that will properly secure contents of room when not in use.
- Carpeted floor.

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat.
- Sound baffles in ductwork
- Acoustical ceiling with flush lighting.
- Lighting levels suitable for conferencing and instructional areas requirements. Support for live video conferencing and projection usage.
- Zoned lighting with independent dimmer switch controls for light on or near the screen and another for the rest of the room. Dimmers rated for the lowest possible radio frequency and electrical interference.
- 125V 20A duplex outlets on each wall spaced 6-feet apart for general power needs and floor electrical outlets for non-obtrusive connection of presentation equipment.
- Electrical and mount for computer compatible video projection unit, ceiling mounted at a distance of 1.5 times the screen width. Mount must be in line with center of screen. Concealed Raceway required to run the signal and control lines from the projector position to the presentation podium.
- Wi-Fi
- Voice/Data communications outlets at Instructor Position.

### FURNITURE / EQUIPMENT
- Seating for students, at collaborative tables, ergonomic chairs. Instructor desk and chair.
- 1 Computer with monitor and keyboard
- 1 Recessed Projection screen, motorized
- Video projection units(s), computer compatible, ceiling mounted with security ceiling mount. ALT. - Flat Screen Monitors, computer compatible & wall mounted
- Lockable Presentation podium with equipment controls built-in.
- Wall-mounted display to include tack board plus classroom-sized whiteboards totaling at least 20 feet.
- Self-Recording Course-Capturing cameras and microphones to allow recording and real-time transmission of sound and video of presenter and student questions.
- Smart board or similar technology to capture notes handwritten by instructor.
- Regular Phone and Emergency Phone

<table>
<thead>
<tr>
<th>INSTRUCTIONAL (Classroom)</th>
<th>1,125 Sq. Ft.</th>
<th>Seminar Room</th>
</tr>
</thead>
</table>

IX-12
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Suitable for 50 occupants at movable desks and rolling chairs plus instructor/presentation podium, accessible from public circulation core.</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• Seating for students, at collaborative tables, ergonomic chairs. Instructor desk and chair.</td>
</tr>
<tr>
<td>• Natural light / view to the exterior desired with ability to completely darken room.</td>
<td>• Sound baffles in ductwork</td>
<td>• 1 Computer with monitor and keyboard</td>
</tr>
<tr>
<td>• Recessed motorized projection screen(s) in location(s) that will not interfere with presentations, whiteboards and video conferencing or as an alternative to projection screens and video projectors, LCD-LED flat screen monitors, 60&quot; (or larger), computer compatible &amp; wall mounted</td>
<td>• Acoustical ceiling with flush lighting.</td>
<td>• 1 Recessed Projection screen, motorized</td>
</tr>
<tr>
<td>• Partitions sound retardant above and below ceiling. Provisions for acoustical privacy and isolation from noisy areas.</td>
<td>• Lighting levels suitable for conferencing and instructional areas requirements. Support for live video conferencing and projection usage.</td>
<td>• Video projection units(s), computer compatible, ceiling mounted with security ceiling mount. ALT. - Flat Screen Monitors, computer compatible &amp; wall mounted</td>
</tr>
<tr>
<td>• Design for maximum flexibility of presentation area and control of equipment.</td>
<td>• Zoned lighting with independent dimmer switch controls for light on or near the screen and another for the rest of the room. Dimmers rated for the lowest possible radio frequency and electrical interference.</td>
<td>• Lockable Presentation podium with equipment controls built-in.</td>
</tr>
<tr>
<td>• Custom presentation podium with controls for audiovisual equipment, computer, monitor, and all projection, lighting and sound systems.</td>
<td>• 125V 20A duplex outlets on each wall spaced 6-feet apart for general power needs and floor electrical outlets for non-obtrusive connection of presentation equipment.</td>
<td>• Wall-mounted display to include tack board plus classroom-sized whiteboards totaling at least 20 feet.</td>
</tr>
<tr>
<td>• Speakers for the sound system recessed in the ceiling.</td>
<td>• Electrical and mount for computer compatible video projection unit, ceiling mounted at a distance of 1.5 times the screen width. Mount must be in line with the center of the screen. Concealed Raceway required to run the signal and control lines from the projector position to the presentation podium.</td>
<td>• Self-Recording Course-Capturing cameras and microphones to allow recording and real-time transmission of sound and video of presenter and student questions.</td>
</tr>
<tr>
<td>• Minimum 20 lineal feet of whiteboard on teaching area (front wall).</td>
<td>• Wi-Fi</td>
<td>• Smart board or similar technology to capture notes handwritten by instructor.</td>
</tr>
<tr>
<td>• Provision for electronic locking system that will properly secure contents of room when not in use.</td>
<td>• Voice/Data communications outlets at Instructor Position.</td>
<td>• Regular Phone and Emergency Phone</td>
</tr>
<tr>
<td>• Carpeted floor.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INSTRUCTIONAL (Classroom)**  
1,125 Sq. Ft.  

**Large Classroom**
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>・ Suitable for 30 occupants at movable desks and rolling chairs plus instructor/presentation podium, accessible from public circulation core.</td>
<td>・ Air conditioned with adjustable thermostat.</td>
<td>・ Seating for students, at collaborative tables, ergonomic chairs. Instructor desk and chair.</td>
</tr>
<tr>
<td>・ Natural light / view to the exterior desired with ability to completely darken room.</td>
<td>・ Sound baffles in ductwork</td>
<td>・ Computer with monitor, keyboard and mouse</td>
</tr>
<tr>
<td>・ Recessed motorized projection screen in location that will not interfere with presentations, whiteboards and video conferencing or as an alternative to projection screen and video projector, LCD-LED flat screen monitors, 60” (or larger), computer compatible &amp; wall mounted</td>
<td>・ Acoustical ceiling with flush lighting.</td>
<td>・ 1 Recessed Projection screen, motorized</td>
</tr>
<tr>
<td>・ Partitions sound retardant above and below ceiling. Provisions for acoustical privacy and isolation from noisy areas.</td>
<td>・ Lighting levels suitable for conferencing and instructional areas requirements, live video conferencing and projection usage.</td>
<td>・ 1 Video projection Unit, computer compatible, ceiling mounted with security ceiling mount. ALT. - Flat Screen Monitors, computer compatible &amp; wall mounted</td>
</tr>
<tr>
<td>・ Design for maximum flexibility of presentation area and control of equipment.</td>
<td>・ Zoned lighting with independent dimmer switch controls for light near the screen and another for the rest of the room. Dimmers rated for the lowest possible radio frequency and electrical interference.</td>
<td>・ Lockable Presentation podium with equipment controls built-in.</td>
</tr>
<tr>
<td>・ Custom presentation podium with controls for audiovisual equipment, computer, monitor, and all projection, lighting and sound systems.</td>
<td>・ 125V 20A duplex outlets on each wall spaced 6-feet apart for general power needs and floor electrical outlets for non-obtrusive connection of presentation equipment.</td>
<td>・ Wall-mounted display to include tack board plus classroom-sized whiteboards totaling at least 20 feet.</td>
</tr>
<tr>
<td>・ Speakers for the sound system recessed in the ceiling.</td>
<td>・ Electrical and mount for computer compatible video projection unit, ceiling mounted at a distance of 1.5 times the screen width. Mount must be in line with the center of the screen. Concealed Raceway required to run the signal and control lines from the projector position to the presentation podium.</td>
<td>・ Self-Recording Course-Capturing cameras and microphones to allow recording and real-time transmission of sound and video of presenter and student questions.</td>
</tr>
<tr>
<td>・ Minimum 20 lineal feet of whiteboard on teaching area (front wall).</td>
<td>・ Wi-Fi</td>
<td>・ Smart board or similar technology to capture notes handwritten by instructor.</td>
</tr>
<tr>
<td>・ Provision for electronic locking system that will properly secure contents of room when not in use.</td>
<td>・ Voice/Data communications outlets at Instructor Position.</td>
<td>・ Regular Phone and Emergency Phone</td>
</tr>
<tr>
<td>・ Carpeted floor.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**INSTRUCTIONAL (Classroom)**

**675 Sq. Ft.**

Small Classroom
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Multi-purpose space divisible into a 3,500 sf central area flanked by two 1,250 sf areas using operable partitions.</td>
<td>• Air conditioned</td>
<td>• Multiple 2-ton recessed motorized hoists throughout the entire space which will allow to fly trussing system (or hang bars) to hang various light fixtures, intelligent lights, and drapery.</td>
</tr>
<tr>
<td>• Main ceiling height minimum of 20 feet with catwalks above ceiling to allow for poisoning of hanging elements. Structure with sub-framing designed to carry 2,000 pound point loads from audio-visual equipment, signage and scenery.</td>
<td>• Carpet – hospitality grade with stain resistance and moisture barrier to prevent wicking</td>
<td>• Hang points on swivels throughout the ceiling to suspend and hang equipment and miscellaneous decoration.</td>
</tr>
<tr>
<td>• Ability to host 300 people in banquet style using 72” round tables or to be setup for meetings and special events and expositions.</td>
<td>• Door locks – keyless and remote controlled</td>
<td>• Operable partition systems shall be sound retardant above and below ceiling</td>
</tr>
<tr>
<td>• Adjacent to lobby/lounge area, restrooms and associated catering space and storage space.</td>
<td>• Cell phone signal amplification throughout</td>
<td>• Nearby AV eqpt. room min. 9’x9’ with HVAC and pass-through conduits to locations through the interior event space and proposed green room spaces.</td>
</tr>
<tr>
<td>• Secured access for dignitaries/speakers, separate from guest entrances.</td>
<td>• Provide sound baffles in duct work</td>
<td>• Elevated tech area at rear of room with clear line of sight for cameras and operators to the main stage. Pass-thru conduits to the local AV equipment room and various locations in the space. Recess to avoid intruding into event space.</td>
</tr>
<tr>
<td>• Operable partition systems shall be sound retardant above and below ceiling</td>
<td>• Acoustical ceiling with flush lighting.</td>
<td>• Production Infrastructure: Dedicated power (600 amps, 3-phase, transfer switch box); pass-thru 4” pipes to exterior; separate zone for fire alarm.</td>
</tr>
<tr>
<td>• Nearby AV eqpt. room min. 9’x9’ with HVAC and pass-through conduits to locations through the interior event space and proposed green room spaces.</td>
<td>• High lumen dimmable LED house lighting system divided into multiple zones controlled via AV control system.</td>
<td>• Multiple floor boxes with electrical power throughout space to provide power during table fairs or conferences.</td>
</tr>
<tr>
<td>• Elevated tech area at rear of room with clear line of sight for cameras and operators to the main stage. Pass-thru conduits to the local AV equipment room and various locations in the space. Recess to avoid intruding into event space.</td>
<td>• Multiple floor boxes with electrical power throughout space to provide power during table fairs or conferences.</td>
<td>• Wi-Fi</td>
</tr>
<tr>
<td>• Production Infrastructure: Dedicated power (600 amps, 3-phase, transfer switch box); pass-thru 4” pipes to exterior; separate zone for fire alarm.</td>
<td>• State of the art digital sound system with flown line array speakers and state of the art digital 4K high lumen video projection system with ceiling recessed screens throughout the entire room</td>
<td>• 400 amp 3 phase &amp; 200 amp 3 phase electrical power for temporary power requirements. Emergency power.</td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition)
6,000 Sq. Ft.

Meeting/Ballroom/Banquet Facility
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Readily accessible to meeting rooms.</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• Walk-In Cooler with separate refrigerator and freezer sections.</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Exhaust from dishwashers and warmers as required.</td>
<td>• Commercial Coffee and Icemakers</td>
</tr>
<tr>
<td>• Seamless flooring and base, impervious wall finish.</td>
<td>• Provide sound baffles in duct work</td>
<td>• Oven/Warmers</td>
</tr>
<tr>
<td>• Lock on door</td>
<td>• Cleanable acoustical ceiling with sealed lighting.</td>
<td>• Dishwashers</td>
</tr>
<tr>
<td>• Separated in and out doors</td>
<td>• Provide power for all equipment.</td>
<td>• Hand sinks and 3-compartment sink with connection to grease trap.</td>
</tr>
<tr>
<td>• Restrooms for catering staff.</td>
<td>• 2 Voice/Data communications outlets.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Wi-Fi</td>
<td></td>
</tr>
<tr>
<td></td>
<td>• Hot water.</td>
<td></td>
</tr>
</tbody>
</table>

**ACADEMIC SUPPORT (Auditorium/Exhibition)**

600 Sq. Ft. Catering Prep Space
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Space for stackable banquet/meeting chairs, dining tables and expo tables, stage risers, stage ramping and stairs, dance floor and normally used event accessories.</td>
<td>Air conditioned.</td>
<td>Adjustable metal shelving and or pallet racking as required for storage needs.</td>
</tr>
<tr>
<td>Adjacent to meeting rooms.</td>
<td>Provide sound baffles in duct work.</td>
<td></td>
</tr>
<tr>
<td>Partition systems shall be sound retardant above and below ceiling</td>
<td>Properly lighting for safe operations and cleaning but finish ceiling not required.</td>
<td></td>
</tr>
<tr>
<td>Sealed concrete floor</td>
<td>125V 20A duplex outlets for general power needs.</td>
<td></td>
</tr>
<tr>
<td>Two pairs double-doors with lock on door and consider an overhead coiling door.</td>
<td>Voice/Data communications outlets.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wi-Fi</td>
<td></td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition)
600 Sq. Ft.

Meeting/Ballroom/Banquet Storage
### SPACE PLANNING
- Comfortable seating for 5 people
- Partition systems shall be sound retardant above and below ceiling
- Private enclosed bathroom with shower.
- Lounge area with Mini-bar and hospitality table.
- Carpeted floor.
- Keyless/remote lock on main door.

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat.
- Provide sound baffles in duct work
- Acoustical ceiling with flush lighting.
- 125V 20A duplex outlets along walls for general power needs and equipment and two additional outlets (duplex) in close proximity to refreshment table.
- Voice/Data communications outlets
- TV monitor outlet
- Intercom (may be via phone)
- Floor outlets for power, data, video centered below conference table.
- Wi-Fi

### FURNITURE / EQUIPMENT
- Window blinds (and darkening drapery) if necessary
- Couches, lounge/reclining chairs
- Coffee table
- Wall-Mounted Emergency Phone
- Large LCD-LED flat screen display with cable/satellite and connection for laptop computers and event audio-video feed.

<table>
<thead>
<tr>
<th>ACADEMIC SUPPORT (Auditorium/Exhibition)</th>
<th>300 Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Green Room</td>
<td></td>
</tr>
<tr>
<td>SPACE PLANNING</td>
<td>ENVIRONMENTAL SYSTEMS</td>
</tr>
<tr>
<td>----------------</td>
<td>-----------------------</td>
</tr>
<tr>
<td>• Dressing space for 6 people</td>
<td>• Air conditioned with adjustable thermostat.</td>
</tr>
<tr>
<td>• Space for rolling wardrobe racks and instrument cases.</td>
<td>• Provide sound baffles in duct work</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Acoustical ceiling with flush lighting.</td>
</tr>
<tr>
<td>• Six dressing counters each with mirror and makeup lights.</td>
<td>• 125V 20A duplex outlets along walls for general power needs and at each dressing table.</td>
</tr>
<tr>
<td>• Resilient floor and durable wall finishes.</td>
<td>• Voice/Data communications outlet.</td>
</tr>
<tr>
<td>• Private enclosed bathroom with toilet, lavatory and shower.</td>
<td>• TV monitor outlet.</td>
</tr>
<tr>
<td>• Keyless/remote lock on main door.</td>
<td>• Intercom (may be via phone)</td>
</tr>
<tr>
<td></td>
<td>• Wi-Fi</td>
</tr>
</tbody>
</table>

**ACADEMIC SUPPORT (Auditorium/Exhibition)**

360 Sq. Ft.

Dressing Room
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
</table>
| • Space for 4 technicians working at control stations
  • Partition systems shall be sound retardant above and below ceiling
  • Resilient floor and durable wall finishes.
  • Keyless/remote lock on main door.
  • Clear view of performance areas and speaker positions.
  • Direct natural acoustical connection with meeting rooms. | • Air conditioned with adjustable thermostat.
  • Provide sound baffles in duct work
  • Acoustical ceiling with flush lighting.
  • 125V 20A duplex outlets along walls for general power needs and at each dressing table.
  • 8 Voice/Data communications outlets.
  • TV monitor outlet.
  • Connections for intercom and video feed to dressing rooms, green rooms, catering prep and security office.
  • Wi-Fi | • 6 Stackable chairs.
  • 30” x 60” table.
  • Wall-mounted emergency phone.
  • LCD-LED flat screen display with connection to event space cameras. |

ACADEMIC SUPPORT (Auditorium/Exhibition)
160 Sq. Ft.  Multimedia Control Room
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Space for a total of 100 people mostly standing with seating for 20.</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• Wall-mounted emergency phone.</td>
</tr>
<tr>
<td>• Partition systems shall be sound retardant above and below ceiling</td>
<td>• Provide sound baffles in duct work</td>
<td>• LCD-LED flat screen display with connection to event space cameras.</td>
</tr>
<tr>
<td>• Durable decorative flooring and durable wall finishes.</td>
<td>• Sound absorbing surfaces to reduce noise, reverberation and sound reflection.</td>
<td></td>
</tr>
<tr>
<td>• Direct access to main entrance and a connection to route from parking and campus pedestrian circulation.</td>
<td>• Decorative and general lighting, dimmable with variable color.</td>
<td></td>
</tr>
<tr>
<td>• Adjacent to large public restrooms and drinking fountains</td>
<td>• 125V 20A duplex outlets along walls for general power needs and adjacent to seating areas.</td>
<td></td>
</tr>
<tr>
<td>• Easily identifiable as an entrance component from the exterior.</td>
<td>• TV monitor outlets (power/data/video)</td>
<td></td>
</tr>
<tr>
<td>• High ceilings with ample daylighting.</td>
<td>• Wi-Fi</td>
<td></td>
</tr>
<tr>
<td>• Views and connection to garden and courtyard areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Airlock/vestibules/revolving doors for high-traffic doors to exterior.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Space for walk-off mats/grilles at all exterior doors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Keyless/remote lock on doors.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Large flat screen monitors integrated into the architecture that allow display of facility information and broadcast of live meeting events.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition) 1,500 Sq. Ft.  
Lobby Gathering/Meeting/Lounge Area
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Oriented to visitors entering and exiting the building clearly visible from all public entrances.</td>
<td>• Air conditioned.</td>
<td>• Custom information/ticket desk with lockable cash and document drawers.</td>
</tr>
<tr>
<td>• Designed to allow queueing for large events but also suitable/adaptable for times with little traffic.</td>
<td>• Sound absorbing surfaces to reduce noise, reverberation and sound reflection.</td>
<td>• Credenza at rear wall/ behind counter for literature storage.</td>
</tr>
<tr>
<td>• Divided into cash and non-cash/pre-paid ticketing sections with cash sections secured with bullet-proof partitions, windows and doors.</td>
<td>• Decorative and general lighting, dimmable with variable color.</td>
<td>• Rolling desk chair at each work position.</td>
</tr>
<tr>
<td>• Minimum 2 information/non-cash seating/work positions with space usable by as many as 6 during large events.</td>
<td>• 125V 20A duplex outlets along walls for general power needs and adjacent to seating areas.</td>
<td>• Wall-mounted emergency phone at rear wall of counter.</td>
</tr>
<tr>
<td>• Designed so queues for tickets and information do not disrupt traffic flow.</td>
<td>• TV monitor outlets (power/data/video)</td>
<td>• LCD-LED flat screen display with video and data connections.</td>
</tr>
<tr>
<td>• Directional information and signage.</td>
<td>• Wi-Fi</td>
<td>• Computerized ticketing machines with printers / desktop computer.</td>
</tr>
<tr>
<td>• Multiple flat screen informational displays on wall behind counter.</td>
<td>• Concealed panic buttons at all counter work stations.</td>
<td>• Movable crowd-control stanchions</td>
</tr>
<tr>
<td>• Public telephone</td>
<td>• Voice/Data communications outlets at each counter work station.</td>
<td>• Telephones</td>
</tr>
<tr>
<td>• Keyless/remote lock on doors.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**ACADEMIC SUPPORT (Auditorium/Exhibition)**

240 Sq. Ft.  

<table>
<thead>
<tr>
<th>Information and Ticket Desk</th>
<th></th>
</tr>
</thead>
</table>
### SPACE PLANNING
- Cloakroom and stroller storage located off the lobby designed to be operated as a self-serve storage area for visitors’ personal effects, with coin lockers or coat-hooks, lockable cabinets for storing lunches, and an area for storing baby strollers.
- Oriented to visitors entering and exiting the building clearly visible from all public entrances.
- Aisle spacing to allow circulation around people using lockers and cabinets.

### ENVIRONMENTAL SYSTEMS
- Air conditioned.
- Well lit throughout.

### FURNITURE / EQUIPMENT
- Clearly-numbered museum-type storage lockers of varying sizes. Coin-operated with removable key locks.
- Benches to allow temporary placement of backpacks, handbags, children, etc. during the loading and unloading of lockers.

### ACADEMIC SUPPORT (Auditorium/Exhibition)
360 Sq. Ft.

Cloakroom and Stroller Storage
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• The public sales area of the shop should be visible to all visitors as they enter and exit the building. Accessible to non-museum patrons, and for operation during hours when the galleries are closed.</td>
<td>• Air conditioned with adjustable thermostat.</td>
<td>• Display cases and shelving. Store fixtures.</td>
</tr>
<tr>
<td>• Counter separates the public from staff manning the sales counter, which can oversee all shelving and displays.</td>
<td>• Acoustical ceiling with decorative elements.</td>
<td>• Sales counter with 2 sales positions.</td>
</tr>
<tr>
<td>• May be open when offices or exhibit spaces are closed. Shelving and shop layout to be open to surveillance from cash drawer.</td>
<td>• Well lit throughout with color-adjustable track-mounted spot and flood lighting.</td>
<td>• Consider Checkpoint, Sensormatic or equivalent entrance/exit security.</td>
</tr>
<tr>
<td>• Display windows to lobby and possibly building exterior.</td>
<td>• 125V 20A duplex outlets along walls for general power needs and at sales counter areas.</td>
<td></td>
</tr>
<tr>
<td>• Ability to be secured when not in operation using folding glass panels, storefront and or grilles.</td>
<td>• Power and data, motorized grilles, automatic doors, security systems.</td>
<td></td>
</tr>
<tr>
<td>• Adequate ceiling height to allow for hanging displays.</td>
<td>• Wi-Fi</td>
<td></td>
</tr>
<tr>
<td>• Oriented to visitors entering and exiting the building clearly visible from all public entrances.</td>
<td>• Concealed panic buttons at counter work stations.</td>
<td></td>
</tr>
<tr>
<td>• Floor and wall finishes TBD.</td>
<td>• Voice/Data communications outlets at each counter work station.</td>
<td></td>
</tr>
</tbody>
</table>

**NON-CATEGORIZED – (Business Services Tenant Space)**

1,500 Sq. Ft.

| Gift Shop Sales & Display Area |
### SPACE PLANNING
- Readily accessible to gift shop sales counter.
- Determine if exterior delivery/exit door is required
- Space for adjustable storage shelving and cabinetry
- Resilient flooring
- Lock on door

### ENVIRONMENTAL SYSTEMS
- Air conditioned.
- Acoustical ceiling with recessed lighting.
- 125V 20A duplex outlets on each wall for general power needs.

### FURNITURE / EQUIPMENT
- Adjustable metal shelving units
- Upper cabinet and base cabinet with minimum 10 lineal feet of counter space.

### NON-CATEGORIZED – (Business Services Tenant Space)

| 150 Sq. Ft. | Gift Shop Storage Area |

---

**BT-925 – CasaCuba**
**FLORIDA INTERNATIONAL UNIVERSITY**
**MODESTO A. MAIDIQUE CAMPUS**
### SPACE PLANNING
- The main gallery space will showcase CasaCuba’s permanent collection and major temporary exhibitions, both in-house and traveling exhibitions of international caliber.
- Multipurpose spaces, with moveable walls, able to host a wide range of public events.
- State-of-the-art technology such as virtual reality, and tactile digital screens along walls and throughout the gallery space, showcasing Cuban genealogy material, videos, historical information, and artwork.
- Include areas for visitors to rest, gather, read, or view digital media about the exhibitions and architecture.
- Climate controlled access from other galleries and support spaces.
- Separations from any potentially hazardous materials or activities to protect artworks, artifacts and exhibited materials.
- Flexible lighting.
- Support use of advanced electronic media, as well as traditional art media.
- Natural daylighting TBD
- Floor and wall finishes TBD

### ENVIRONMENTAL SYSTEMS
- Air conditioned with constant temperature and humidity control.
- Grid-system that allows color-adjustable track-mounted spot and flood lighting as required.
- Sound absorbing materials above.
- 125V 20A duplex outlets on each wall for general power needs and floor boxes with power for free-standing display case lighting.
- WiFi
- Wireless interpretive audio systems
- Special security and alarm systems.

### FURNITURE / EQUIPMENT
- Benches for patron viewing and resting in permanent collection areas.
- Museum fixtures and display systems.

### ACADEMIC SUPPORT (Auditorium/Exhibition)
4,500 Sq. Ft.

<table>
<thead>
<tr>
<th>Large Gallery Permanent Collection and Temporary Exhibits</th>
</tr>
</thead>
<tbody>
<tr>
<td>SPACE PLANNING</td>
</tr>
<tr>
<td>----------------</td>
</tr>
<tr>
<td>• Readily accessible to Large Gallery.</td>
</tr>
<tr>
<td>• Space for adjustable storage shelving and cabinetry</td>
</tr>
<tr>
<td>• Resilient or sealed concrete flooring.</td>
</tr>
<tr>
<td>• Durable wall finish.</td>
</tr>
<tr>
<td>• Lock on door</td>
</tr>
</tbody>
</table>

**ACADEMIC SUPPORT (Auditorium/Exhibition)**
450 Sq. Ft.

**Large Gallery Storage Area**
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Small gallery will allow for thematic exhibitions that will change regularly as objects on display are rotated</td>
<td>• Air conditioned with constant temperature and humidity control.</td>
<td>• Benches for patron viewing and resting in permanent collection areas.</td>
</tr>
<tr>
<td>• Multipurpose spaces, with moveable walls, able to host a wide range of public events.</td>
<td>• Grid-system that allows color-adjustable track-mounted spot and flood lighting as required.</td>
<td>• Museum fixtures and display systems.</td>
</tr>
<tr>
<td>• Include areas for visitors to rest, gather, read, or view digital media about the exhibitions and architecture.</td>
<td>• Sound absorbing materials above.</td>
<td></td>
</tr>
<tr>
<td>• Function as a screening room to present lectures, videos and remote meetings, as a photography gallery space.</td>
<td>• 125V 20A duplex outlets on each wall for general power needs and floor boxes with power for free-standing display case lighting.</td>
<td></td>
</tr>
<tr>
<td>• A large-scale projection screen, either electrically-operated drop-down, or fixed, at the back wall for double image slide projection. CD Rom projection capabilities and satellite link-up capabilities.</td>
<td>• WiFi</td>
<td></td>
</tr>
<tr>
<td>• Flat floor and moveable chairs. Photographs may be displayed in mattes without frames in wall mounted cases with sloping glazed surfaces, as well as on walls, matted only or matted and framed.</td>
<td>• Wireless interpretive audio systems</td>
<td></td>
</tr>
<tr>
<td>• Support use of advanced electronic media, as well as traditional art media.</td>
<td>• Special security and alarm systems</td>
<td></td>
</tr>
<tr>
<td>• Natural daylighting TBD</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Floor and wall finishes TBD</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition)
3,000 Sq. Ft.

Small Gallery
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
</table>
| • Readily accessible to Small Gallery.  
• Space for adjustable storage shelving and cabinetry  
• Resilient or sealed concrete flooring.  
• Durable wall finish.  
• Lock on door | • Air conditioned.  
• Storage-type lighting.  
• 125V 20A duplex outlets on each wall for general power needs. | • Adjustable metal shelving units |

**ACADEMIC SUPPORT (Auditorium/Exhibition)**  
360 Sq. Ft.  
Small Gallery Storage
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Secure and environmentally protected storage of the CasaCuba permanent collection not on display or loan.</td>
<td>• Air conditioned with constant temperature and humidity control.</td>
<td>• Adjustable metal shelving</td>
</tr>
<tr>
<td>• Adjacent to other Collections Zone spaces.</td>
<td>• Storage-type lighting.</td>
<td>• Pallet Racking</td>
</tr>
<tr>
<td>• Sealed and hardened concrete floor.</td>
<td>• 125V 20A duplex outlets on each wall for general power needs</td>
<td>• Metal storage cabinets</td>
</tr>
<tr>
<td>• Wall finishes TBD</td>
<td>• WiFi</td>
<td>• Metal flat files</td>
</tr>
<tr>
<td>• Fork-lift accessible to store and retrieve large objects</td>
<td>• Special security and alarm systems.</td>
<td>• Movable flat table/work benches</td>
</tr>
<tr>
<td>• High Ceilings</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>ACADEMIC SUPPORT (Auditorium/Exhibition)</th>
<th>Collections Storage</th>
</tr>
</thead>
<tbody>
<tr>
<td>3,000 Sq. Ft.</td>
<td></td>
</tr>
<tr>
<td>SPACE PLANNING</td>
<td>ENVIRONMENTAL SYSTEMS</td>
</tr>
<tr>
<td>----------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>• Secure and environmentally protected.</td>
<td>• Air conditioned with constant temperature and humidity control.</td>
</tr>
<tr>
<td>• Designed and equipped to conserve and restore artifacts.</td>
<td>• Dimmable color-correct lighting with high-lumen output ability.</td>
</tr>
<tr>
<td>• Adjacent to other Collections Zone spaces.</td>
<td>• 125V 20A duplex outlets on each wall for general power needs</td>
</tr>
<tr>
<td>• Seamless, chemical-resistant flooring</td>
<td>• Power for special equipment</td>
</tr>
<tr>
<td>• Cleanable wall and ceiling finishes.</td>
<td>• Fume hood / exhaust TBD.</td>
</tr>
<tr>
<td></td>
<td>• Voice/Data communications outlets at each work station.</td>
</tr>
<tr>
<td></td>
<td>• WiFi</td>
</tr>
<tr>
<td></td>
<td>• Special security and alarm systems.</td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition)  
400 Sq. Ft.  

Examination and Preparation Space (For Exhibits and Artifacts)
### SPACE PLANNING
- Central location adjacent to shipping/receiving and with access to lobby and to information and ticketing counter and back of house entries/corridors.
- Durable wall and floor finishes
- Observation windows

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat.
- Acoustical ceiling with recessed lighting.
- 125V 20A duplex outlets on each wall for general power needs
- Voice/Data communications outlets at each work station.
- WiFi
- CCTV feed.
- Control Station for special security and alarm systems.
- Emergency power.

### FURNITURE / EQUIPMENT
- Desks and tables and/or custom millwork counters with lockable storage.
- Rolling desk chairs.

<table>
<thead>
<tr>
<th>ACADEMIC SUPPORT (Auditorium/Exhibition)</th>
<th>Security Station</th>
</tr>
</thead>
<tbody>
<tr>
<td>100 Sq. Ft.</td>
<td></td>
</tr>
</tbody>
</table>
### SPACE PLANNING
- Adjacent to loading dock, near crate storage and freight elevator
- Arrange for efficient movement of bulky items using forklifts
- Humidity-tolerant, able to be open to exterior loading for extended periods
- Air curtains and/or strip door curtains
- Vestibule into climate controlled spaces
- Durable wall finishes
- Floor non-slip hardened and sealed concrete finish suitable for forklifts and potential blowing rain
- Insulated over-head coiling or sectional doors
- Large enough to hold two semi-trailer loads of exhibits simultaneously with circulation space

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat
- Ability to shut off air-conditioning when open to exterior
- Lighting sufficient for safe working environment
- Exposed ceiling structure utilities or hard ceiling
- 125V 20A duplex outlets on each wall for general power needs.
- Voice/Data communications outlets at each work station and for postal/shipping meters.
- WiFi

### FURNITURE / EQUIPMENT
- Steel bollards and corner guards.
- Heavy-duty tables and shelving for small to medium boxes and packages received or being shipped
- Floor scale

### ACADEMIC SUPPORT (Auditorium/Exhibition)
1,200 Sq. Ft.  

Shipping and Receiving
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Covered exterior area with canopy that overhangs rear of semi-trailers by at least 6 feet</td>
<td>• Lighting sufficient for safe working environment and night security</td>
<td>• Steel bollards and corner guards.</td>
</tr>
<tr>
<td>• Truck ramp and/or dock levelers</td>
<td>• Exposed ceiling structure utilities or hard ceiling</td>
<td>• Dock bumpers, levelers and ramps</td>
</tr>
<tr>
<td>• Handicapped-accessible pedestrian ramp for small package delivery by hand truck or pallet jack.</td>
<td>• 125V 20A duplex outlets on each wall for general power needs with interior shutoff switch</td>
<td></td>
</tr>
<tr>
<td>• Adjacent to shipping and receiving</td>
<td>• Sump pump as required for dock ramp</td>
<td></td>
</tr>
<tr>
<td>• Arrange for efficient movement of bulky items using forklifts</td>
<td>• Hose bibb</td>
<td></td>
</tr>
<tr>
<td>• Personnel doors and overhead coiling or sectional doors</td>
<td>• WiFi</td>
<td></td>
</tr>
<tr>
<td>• Floor non-slip hardened and sealed concrete finish suitable for forklifts and potential blowing rain</td>
<td></td>
<td></td>
</tr>
<tr>
<td>• Positive drainage in all areas with area drains and trench drains as required. Grates suitable for forklift.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

ACADEMIC SUPPORT (Auditorium/Exhibition)
384 Sq. Ft.

Loading Dock
### SPACE PLANNING
- Adjacent to loading dock, shipping/receiving and freight elevator
- Arrange for efficient movement of bulky items using forklifts
- Humidity-tolerant, able to be open to exterior loading for extended periods
- Air curtains and/or strip door curtains
- Vestibule into climate controlled spaces
- Durable wall finishes
- Floor non-slip hardened and sealed concrete finish suitable for forklifts and potential blowing rain
- High ceilings

### ENVIRONMENTAL SYSTEMS
- Air conditioned with adjustable thermostat
- Ability to shut off air-conditioning when open to exterior
- Lighting sufficient for safe working environment
- Exposed ceiling structure utilities or hard ceiling
- 125V 20A duplex outlets on each wall for general power needs.
- Voice/Data communications outlets at each work station and for postal/shipping meters.
- WiFi

### FURNITURE / EQUIPMENT
- Steel bollards and corner guards.
- Pallet racking

### ACADEMIC SUPPORT (Auditorium/Exhibition)
600 Sq. Ft.  
Crate Storage
Space Planning

- Space for 100 people
- Primarily a partially-covered un-air-conditioned outdoor lounge area but also a connector to the main part of the facility.
- Shaded during mid-day and afternoons with sufficient covering so that most areas are also protected from rain showers.
- Suitable for outdoor seating at tables
- Natural views/light/breeze
- Paver/tile flooring
- Positive drainage / area drains

Environmental Systems

- Ceiling fans
- Outdoor lighting
- Power and Voice/Data communications outlet to be determined.
- Sound-system with ceiling-mounted speakers
- Hose-bib/wall hydrant for cleaning
- Wi-Fi

Furniture / Equipment

- Outdoor benches, tables and chairs

Non-Categorized

2,500 Sq. Ft.

Exterior Porch/Terrace/Veranda
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
</table>
| • Space for 100 people  
• Outdoor area with a mix of trees, planting beds, lawn and hard-surfaced walkways and seating areas.  
• Consider fountains, trellises, pergolas, gazebos  
• Partially-shaded during afternoons with one or more covered areas.  
• Area suitable for outdoor seating at tables  
• Positive drainage / area drains | • Outdoor lighting  
• Power and Voice/Data communications outlet to be determined.  
• Irrigation  
• Hose-bibs  
• Wi-Fi | • Outdoor benches, tables and chairs |

**NON-CATEGORIZED**

7,500 Sq. Ft.

**Exterior Garden**
<table>
<thead>
<tr>
<th>SPACE PLANNING</th>
<th>ENVIRONMENTAL SYSTEMS</th>
<th>FURNITURE / EQUIPMENT</th>
</tr>
</thead>
</table>
| • Space for 200 people  
• Outdoor area with a mix of trees, planting beds, lawn and hard-surfaced walkways and seating areas.  
• Consider fountains, trellises, pergolas, gazebos  
• Partially-shaded during afternoons with one or more covered areas.  
• Areas suitable for outdoor seating at tables  
• Positive drainage / area drains | • Outdoor lighting  
• Power and Voice/Data communications outlet to be determined.  
• Irrigation  
• Hose-bibs  
• Wi-Fi | • Outdoor benches, tables and chairs |

**NON-CATEGORIZED**  
**15,000 Sq. Ft.**

**Exterior Courtyard**
X. UTILITIES IMPACT ANALYSIS

The Project Budget includes all site development associated with required utility extensions and hookups, walkways, landscape irrigation, drainage systems, plant materials, lighting, and landscape furnishings (benches, trash containers, etc.). The consulting design team shall thoroughly review FIU utility atlases and coordinate underground utility location services that may be required.
X. UTILITIES IMPACT ANALYSIS (continued)

In addition, this project budget includes campus infrastructure as follows: TBD – To be determined.

Water.  Fire and domestic water are required at this building. Amount – TBD. The projected consumption is to be determined.

Sanitary Sewer System. Connection to Sanitary Sewer System required. A lift station may be required to connect as gravity sewer lines are not in the immediate vicinity of the site.

Storm Water System: Catch basins with ex-filtration trenches may be required based on storm drainage engineering analysis. The effect that reduction in the size or elimination of the existing detention pond will have on stormwater management must be analyzed.

Electrical. Service is TBD (Volts). Verify transformer requirements with Facilities Management. The projected electrical capacity is to be determined (KVA).

Chilled Water System: Service will be available from the existing chiller lines in the vicinity of the proposed building area.

Communications. Service connection available at nearby vault. Coordination with Facilities Management and Telecommunications Department for specific telephone and data requirements is required.

Road Work. Not anticipated

Projected Demand:

Power = TBD - KVA
Water = TBD - GPM

Projected Consumption / Year:

Power = TBD - KWH
Water = TBD – Gallons

Utility Metering: Meters or sub-meters must be installed as part of the project to accurately determine utility usage attributable to this project.

Total estimated infrastructure construction costs associated with this building project including normal building service connection to the existing networks is itemized in section XV.
XI. INFORMATION/COMMUNICATION RESOURCE REQUIREMENTS

Refer to Telecommunications Wiring Standards appendix “C”. General equipment/furniture requirements are noted in section IX - Program Area Summary, Functional Description of space Details. Detailed computer hardwire requirements and network linkage relationships will be established in the Furniture/Equipment expenditure plan which should be developed following completion of design development. The FIU Telecommunications wiring standards are designed to accommodate a maximum degree of flexibility in the arrangement of data and voice communications systems. Wiring and cabling as well as data / voice outlets are specified by space type and should accommodate all normal operations as identified in this program.
APPENDIX "C"  STANDARDS FOR TELECOMMUNICATIONS FACILITIES FOR NONRESIDENTIAL RESIDENTIAL LIFE BUILDINGS (REVISED FEBRUARY 2012)

The purpose of this standard is to provide for the planning and installation of telecommunications facilities in new buildings and major renovations. This standard has been developed with little knowledge of the telecommunications equipment that subsequently will be installed. Therefore, the definitions included herewith are for generic telecommunications facilities that will support a multitude of rapidly changing telecommunications technologies in a multivendor and variable end user environment.

This standard recognizes three fundamental concepts related to telecommunications and buildings:

(1) Buildings are dynamic. Renovation, remodeling and upgrading are more the rule than exception. This standard takes into account that change will occur.

(2) Building telecommunications systems and media are dynamic. As time passes both telecommunications equipment and media change considerably. This standard recognizes this fact and the facilities prescribed herein are capable of supporting a vast array of telecommunications systems and media.

(3) Telecommunications is more than telephones. Telecommunications is inclusive of a variety of building systems including data systems, environmental control, security, audio, television, sensing, alarms, emergency communications and much more.

Above all, this standard recognizes a fact of fundamental importance: if a building is to be properly designed, built and provisioned for telecommunications systems, it is imperative that the telecommunications design be incorporated during the architectural design phase.

The FIU/UTS Infrastructure Department developed this document in accordance with industry specifications. It is the standard by which the University defines the physical facilities required for the provisioning of telecommunications systems for new buildings and major renovations to existing buildings. These specifications take into account the physical facilities such as the size and provisioning of telecommunications rooms, cable distance limitations, vertical and horizontal cabling considerations, number and size of conduits and numbers and types of information outlets. The general cabling requirements are not addressed, because FIU/UTS is solely responsible for the installation of all the telecommunications wiring in all FIU buildings and campuses.
# APPENDIX “C” TABLE OF CONTENTS

1.0 GENERAL .................................................................................................................. C - 3

2.0 CABLE PATHWAYS .................................................................................................... C - 3
   2.1 INFORMATION OUTLETS .................................................................................. C - 3
   2.2 CONDUIT ............................................................................................................ C - 5
   2.3 CABLE TRAYS .................................................................................................... C - 6

3.0 TELECOMMUNICATIONS ROOMS ........................................................................ C - 7
   3.1 DESCRIPTION/DEFINITION .............................................................................. C - 8

4.0 OUTSIDE PLANT ...................................................................................................... C - 9
   4.1 DEFINITION DESCRIPTION .............................................................................. C - 9
   4.2 MANHOLES ....................................................................................................... C - 10

DRAWINGS ......................................................................................................................... C - 12
1.0 GENERAL

1.1 RESPONSIBILITY - It is the responsibility of the project architect/engineer to ensure the inclusion of the standards for building telecommunications facilities into the design and construction documents for new and major renovation projects.

1.2 REFERENCES - In addition to the specifications included herewith the architect/engineer is encouraged to refer to the following publications for guidance during the design of the communications infrastructure:


Electronic Industries Association, Telecommunications Industry Association (EIA/TIA) Building Telecommunications Wiring Standards.

NFPA's National Electric Code (NEC).

FIU/UTS Infrastructure Department.

1.3 COORDINATION - Prior to the start of any telecommunications related work, the contractor shall coordinate the installation with the UTS/Infrastructure Department.

2.0 CABLE PATHWAYS

2.1 INFORMATION OUTLETS

2.1.1 REQUIREMENTS - Specific requirements for information outlets for each room and each project must be coordinated with the building occupants at the onset of the design phase of major renovations and new construction projects. The architect/engineer for major renovation and new construction projects is cautioned that the Building Program for the project includes requirements, but may not be all-inclusive regarding communication facilities. Therefore, the project architect/engineer must work closely with the building occupant and the FIU/UTS Infrastructure Department to minimize the need for revisions and changes after the completion of the design phase.

2.1.2 FLOOR MOUNTED - The use of floor mounted information outlets is strongly discouraged as it does not allow for flexibility in furniture layout and inhibits future changes to the telecommunications system.

2.1.3 ELECTRICAL BOXES - Locations for information/wireless outlets must be equipped with a 4 in. X 4 in. X 2.5-in. electrical box equipped with a mud ring sized for the installation of a standard duplex outlet.

2.1.3.1 WATERPROOF BOXES - Outdoor wireless antenna, outdoor paging horns, and outdoor security cameras locations must be equipped with a 4 in. X 4 in. X 2.5-in waterproof box with blank cover.

2.1.4 MOUNTING HEIGHT - Electrical boxes installed for information outlets must be placed at the same level as the adjacent duplex electrical receptacles or at least fifteen (15) inches above the finished floor.
2.1.4.1 Electrical boxes installed for information outlets located above counters equipped with a splash back must be placed at 6 in. above the top of the counter. (Measure to the center of the outlet.)

2.1.4.2 Electrical boxes installed for information outlets located above counters not equipped with a splash back must be placed at 12 in. above the top of the counter. (Measure to the center of the outlet.)

2.1.4.3 Electrical boxes installed for emergency phones in classrooms/lecture halls/auditoriums/labs/lounges/conference rooms/ shall be mounted 48 in. above finished floor.

2.1.4.4 Electrical boxes installed for indoor wireless access points information outlets shall be located above drop ceiling spaces or alternate location that is determined by UTS after site survey is completed.

2.1.4.5 Waterproof boxes for outdoor wireless antennas and emergency paging horns installation heights will be provided to contractor after a site survey of building is conducted by UTS.

2.1.4.6 Electrical boxes installed for emergency call buttons in all Residential Life building apartments shall be mounted 48 in. above finished floor by entrance.

2.1.4.7 Electrical boxes installed for indoor security cameras outlets shall be located above drop ceiling spaces or alternate location that is determined by UTS and Facilities after site survey is completed.

2.1.5 FACULTY/ADMINISTRATIVE OFFICES must have a minimum of one (1) information outlet per designated occupant, however two (2) are recommended for furniture relocation of additional staff.

2.1.6 CLERICAL/STAFF OFFICES shall have a minimum of one (1) information outlet per designated occupant plus one (1) information outlet for every two (2) additional occupants.

2.1.7 SECRETARY/ADMINISTRATIVE ASSISTANT OFFICES shall have a minimum of one information outlet per designated occupant plus two (2) outlets per office or two (2) extra outlets per five (5) people.

2.1.8 CLASSROOM/LECTURE HALLS/Auditoriums shall have a minimum of one (1) information outlet for emergency phone, and one (1) to four (4) information outlets for data depending on occupancy size:

<table>
<thead>
<tr>
<th>Classroom Size (Student Occupancy)</th>
<th>Minimum Number of Outlets</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-50</td>
<td>1</td>
</tr>
<tr>
<td>51-100</td>
<td>2</td>
</tr>
<tr>
<td>101-200</td>
<td>3</td>
</tr>
<tr>
<td>201 or more</td>
<td>4</td>
</tr>
</tbody>
</table>
2.1.8.1 The recommended location priority relationship for the information outlets must be: chalkboard/dry eraser board, lectern, projection booth/rear wall and remaining sides. The recommended location for emergency phone must be: next to chalkboard/dry erase board or teaching station podium.

2.1.9 GRADUATE STUDENT OFFICES shall have a minimum of one (1) information outlets per designated occupant.

2.1.10 LABORATORIES shall have a minimum of one (1) information outlet per room; actual number may be more depending on function and occupant requirements.

2.1.11 CONFERENCE ROOMS shall have a minimum of one (1) information outlet per room. Rooms with more than 500 ft² shall have a minimum of two (2) information outlets installed.

2.1.12 STORAGE AREAS shall have a minimum of one (1) information outlet for rooms over 500 ft² and one (1) additional outlet for each additional 2000 ft².

2.1.13 INDOOR WIRELESS AREAS shall have a minimum of one (1) information outlet location per access point which will be located above ceiling.

2.1.14 OUTDOOR WIRELESS AREAS shall have a minimum of one (1) information outlet location per access point, to be located above ceiling on the inside of the outside wall of building.

2.1.15 OUTDOOR EMERGENCY PAGING HORNS shall have a minimum of (1) information outlet location per horn, to be located on the outside wall of building.

2.1.16 RESIDENTIAL LIFE APARTMENTS shall have a minimum of (1) information outlet location, in each bedroom, and common area.

2.2 CONDUITS

2.2.1 A 1 inch EMT conduit must be installed from each information outlet electrical box including indoor/outdoor wireless access point, emergency call buttons, security cameras, EMS, and emergency paging horn location and "stubbed" up above the ceiling level to cable tray. (Please see attached drawing, Fig. 2.2.1-A)

2.2.2 If fixed ceilings are installed cable trays cannot be used and conduit from information outlets must be "homerun" to the telecommunications room or nearest cable tray.

2.2.3 The open ends of conduits and/or sleeves must be equipped with bushings to avoid damage to cable sheaths and must be readily accessible and not concealed within walls.

2.2.4 Telecommunications rooms contain the vertical cable riser space. Conduits and/or sleeves must be used to interconnect telecommunications rooms. The open ends of conduits and/or sleeves must be located a maximum of 3 in. from the wall and extend a minimum of 1 in. above the finished floor.
2.2.5 REQUIRED NUMBER - The minimum number of conduits, and/or sleeves interconnecting the telecommunications rooms must be determined as follows:

<table>
<thead>
<tr>
<th>Building Total (Square Footage)</th>
<th>Quantity of Conduits</th>
<th>Size of Conduit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Up to 50,000 ft²</td>
<td>3</td>
<td>4”</td>
</tr>
<tr>
<td>50,001 ft² to 100,000 ft²</td>
<td>4</td>
<td>4”</td>
</tr>
<tr>
<td>100,001 ft² to 300,001 ft²</td>
<td>5-8</td>
<td>4”</td>
</tr>
<tr>
<td>300,001 ft² to 500,000 ft²</td>
<td>9-12</td>
<td>4”</td>
</tr>
</tbody>
</table>

2.2.6 PULL BOXES - A pull box must be installed in sections of conduit longer than 100 ft. or containing more than two 90-degree bends or if there is a reverse bend in the run.

2.2.7 Minimum requirements for installed conduit, such as support, end protection, and continuity, are found in appropriate electrical codes.

2.2.8 The inside radius of a bend in conduit must be at least 6 times the internal diameter. When the conduit size is greater than 2 in. the inside radius must be at least 10 times the internal diameter of the conduit.

2.2.9 PULL CORDS - All conduits must have a fish tape or pull cord, rated for 200 lbs. of pull force, and installed end-to-end.

2.2.10 ELEVATOR – A ¾” conduit must be installed from each elevator equipment room to the nearest telecommunication room or cable tray.

2.2.11 EMS – A 1” conduit must be installed from each mechanical room “homerun” back to the nearest telecommunication room or cable tray.

2.2.12 FIREALARM - A ¾” conduit must be installed from the fire alarm panel to the nearest telecommunication room or cable tray.

Note:  (1) Under no circumstances will flexible metallic conduit be used for any telecommunication wiring.
(2) Under no circumstances will any conduits be “daisy-chained” together.

2.3 CABLE TRAYS

2.3.1 Cable trays are rigid structures for the containment of telecommunications cables.

2.3.2 GROUNDING - Cable trays must be installed and grounded in accordance with the National Electric Code (NEC) and local requirements. (Please see attached drawing, Fig. 2.3.2-A)

2.3.3 TYPE - Cable trays must be of the 12 to 18-in. ladder type, equivalent to Wiremold, Part No. A060612, unless otherwise specified by the UTS Project Manager.

2.3.4 Cable trays must be installed above false ceilings and run down hallways and corridors providing a pathway for telecommunications cable from the information outlets to the respective telecommunications closet.
2.3.5 Cable tray installation must be coordinated with all work of other trades to avoid any interference. Cable trays must be installed such that they are not obstructed by other trades equipment, i.e. air conditioning ducts, electrical conduit etc. Cable trays must be easily accessible for the installation of cables and, future changes to telecommunications systems.

2.3.6 A minimum of 3-in. clear vertical space must be available between the top of the ceiling tiles and the bottom of the cable tray. A minimum of 12 in of clear horizontal space on each side of the cable tray must be available. Also, minimum of 6 in of clearance must be available between the top of the cable tray and any other utilities.

2.3.7 Under no circumstances, shall any other utilities pass within the distances specified in 2.3.6

2.3.8 To avoid electromagnetic interference, all cable pathways must provide clearances of at least:

- 4 ft. from large motors or transformers.
- 1 ft from conduit and cables used for electrical power distribution.
- 5 in. from fluorescent lighting. Pathways should cross perpendicular to fluorescent lighting and electrical power cables or conduits.

3.0 TELECOMMUNICATIONS ROOMS

3.1 DESCRIPTION/DEFINITION

3.1.1 Telecommunications rooms must be dedicated to the telecommunications function and related support facilities. Telecommunications rooms must not be shared with janitorial facilities or other trades especially with electrical installations other than those required for telecommunications systems.

3.1.2 Telecommunications room refers to any room where telecommunications facilities terminate and telecommunications system equipment is housed.

3.1.3 The term building Intermediate Cross Connect (IC) is used to indicate the telecommunications room where the campus backbone facilities enter the building.

3.1.4 The term Telecommunications Rooms (TR) is used to designate the telecommunications room required for the distribution of facilities to adjoining floors and areas exceeding distance limitations.

3.1.5 NUMBER OF ROOMS. There must be a minimum of one telecommunications room per floor and centrally located in the building, unless otherwise specified by the UTS Project Manager. Additional telecommunications rooms must be provided when:

(1) The floor area to be served exceeds 10,000 ft2, or
(2) The horizontal distribution distance to the workstation exceeds 295 ft.
3.1.6 SIZING OF ROOMS. Telecommunications rooms must be sized as follows:

<table>
<thead>
<tr>
<th>Serving Area (net bldg. ft²)</th>
<th>Room Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>10,000 ft²</td>
<td>10 ft. X 11 ft.</td>
</tr>
<tr>
<td>8,000 ft²</td>
<td>10 ft. X 9 ft.</td>
</tr>
<tr>
<td>5,000 ft² - less</td>
<td>10 ft. X 7 ft.</td>
</tr>
</tbody>
</table>

10 ft. X 7 ft. is the minimum size for telecommunications rooms.

3.1.7 Telecommunications rooms must be stacked vertically to provide for the installation of telecommunications facilities between floors. Telecommunications rooms must be interconnected as specified in section 2.2.5.

3.1.8 BACKBOARDS – All four walls must be covered with rigidly fixed 3/4 in. x 4 ft. x 8 ft. A-C plywood, preferably void free, capable of supporting attached equipment and painted with black fire retardant paint.

3.1.9 LIGHTING - Lighting must be a minimum of 50-ft. candles measured 3 ft. above the finished floor, mounted 8.5 ft. minimum above finished floor.

3.1.10 CEILINGS - False ceilings are not allowed in any Telecommunication Room.

3.1.11 DOORS - The door must be a minimum of 36 in. wide and 80 in. high, without doorsill, hinged to open outward and fitted with a lock.

3.1.12 KEYING - Access to all telecommunication rooms will be through one uniform master key system. Facilities Management will establish the lock type to be used.

3.1.13 TREATMENT - Floors, walls, and ceiling must be treated to eliminate dust. Floors must be sealed.

3.1.14 ELECTRICAL REQUIREMENTS - Two dedicated 30 A, 110 or 208 V AC electrical outlets (L5-30R/120, L6-30R/208), each on separate circuits, must be provided for equipment power, unless otherwise specified by UTS Project Manager. In addition, a third 20A, 110 V AC circuit shall feed duplex outlets, which must be placed at 6 ft. intervals around the perimeter wall, at a height of 18 in above the floor. In addition, all dedicated outlets in IC’s and TR’s must be connected to the emergency power system (generator). All dedicated circuit outlets must be readily identifiable by using a different color outlet.

3.1.15 GROUNDING - Each telecommunications room must have direct attachment to the closest point in the building's electrical service grounding electrode system. A Number 6 AWG solid conductor cable must be placed between the ground source and a bus bar of the type: Chatsworth Products, Inc. part number 13622-010 or equivalent.

3.1.15.1 A #6 THW ground cable shall be installed for each Outdoor Wireless Access Point location from the nearest Intermediate Closet (IC) or Telecommunications Room (TR).

3.1.16 SLEEVES/CONDUIT - Sleeves or conduit passing through the telecommunications room floor should be adjacent to the door with a minimum of 1 in. exposed above the finished floor. Sleeves and conduit must be no more than 3 in. away from the wall. Sleeves and conduit shall not be left open except during cable installation and must be properly fire stopped per the applicable codes.
3.1.17 FIRE PROTECTION - Fire protection of the telecommunications rooms, if required, must be provided as per applicable code. All conduits and cable trays penetrating any Telecommunications Rooms must be properly sealed with the appropriate fire stopping material, as per NEC and local fire codes.

If used, fire sprinklers shall not be water based. An optional gaseous system must be used.

3.1.18 AIR CONDITIONING - HVAC must be provided on a 24 hours per-day, 365-days-per-year basis. If the building system cannot assure continuous operation for large equipment applications, a stand-alone unit must be provided for the equipment room.

3.1.19 TEMPERATURE - The temperature and humidity must be controlled to provide continuous operating ranges of 64 degrees F to 75 degrees F with 30% to 55% relative humidity.

3.1.20 COLLOCATION OF OTHER TRADES - No water, sewer etc. pipes must be placed within or pass through the telecommunications rooms.

3.1.21 PLENUM AIR SPACE - All Telecommunications Rooms must be completely separated from Plenum air space in accordance with NEC and BICSI standards. (Please see 1.2 reference)

3.1.22 LOCATION OF ROOM - All Telecommunications rooms must be accessible at all times. The IC (building main telecommunications room) must be designed to be adjacent to an outside wall in order to facilitate the addition of entrance conduits if needed, unless specified by UTS Project Manager.

4.0 OUTSIDE PLANT

4.1 DEFINITION DESCRIPTION

4.1.1 All new building construction planning must provide for connection of the building to the campus communications infrastructure.

4.1.2 CONDUIT SIZE - All direct buried conduits used to connect to the University Telecommunications infrastructure must be 4” PVC, Schedule 40.

4.1.3 NUMBER REQUIRED - The minimum number of conduits connecting the building IC to the campus MC must be at least four four-inch (4 - 4”) conduits. Note: More entrance conduits might be needed depending on the size and utilization of the building.

4.1.4 DEPTH - The top of the conduit bank must be buried at least 30 inches below the ground surface and separated from other service structures as required for fiber optical cable under EIA/TIA specifications.
Separation of telecommunications conduits from other utilities shall meet the following guidelines:

<table>
<thead>
<tr>
<th>Structure</th>
<th>Minimum Separation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Power or other conduit</td>
<td>3 inches in concrete</td>
</tr>
<tr>
<td></td>
<td>4 inches in masonry</td>
</tr>
<tr>
<td></td>
<td>12 inches in earth</td>
</tr>
<tr>
<td>Pipes (gas, oil, water)</td>
<td>6 inches when crossing pipe</td>
</tr>
<tr>
<td></td>
<td>12 inches when parallel to pipe</td>
</tr>
<tr>
<td>Power conduit terminated on poles</td>
<td>Separate poles, if possible.</td>
</tr>
<tr>
<td></td>
<td>If on same pole, 180 degree separation</td>
</tr>
<tr>
<td></td>
<td>Preferable, but not less than 90 degrees</td>
</tr>
</tbody>
</table>

The conduits must be placed in accordance with the requirements specified in the FIU building manual. In particular, bidders must pay special attention to the Telecommunications requirements specified in Appendix C.

4.1.5 DUCT BANK PROTECTION - Conduit must be encased in concrete when:

(1) Minimum conduit depth of 30 inches cannot be attained.
(2) Conduits pass under roads, driveways, or railroad tracks.
(3) Bend points are subject to movement.

Note: A detectable warning tape must be placed 18 inches above all duct banks (detectable: containing metallic tracings).

4.1.6 SLOPE - Underground conduit must be installed such that a slope exits at all points of the run to allow drainage and prevent the accumulation of water. A drain slope of no less than .125 in. per foot is desirable.

4.2 MANHOLES (MAINTENANCE HOLES)

4.2.1 DESCRIPTION - A manhole (maintenance hole) is used to pull in and splice cables in an underground, concealed manner. Manholes must be equipped with a sump, corrosion resistant pulling iron, cable racks, and manhole ladders. Concrete used for manholes must be of at least 3500 lb./in2 strength. All manholes must be properly grounded as required by BICSI. (Please refer to 1.2)

4.2.2 SIZE - Manholes must be sized at 6-ft. width X 12-ft. length X 7-ft. height, unless specified by the UTS Project Manager. All manholes must be equipped with a round ring and cover, clearly labeled "TELECOM" or "TELEPHONE". (Please see attached drawing, Fig. 4.2.2-A)
4.2.3 WHERE REQUIRED - Manholes must be placed when the conduit section length exceeds 500 ft. whenever a cable splice will be required, when bends exceed a total of 180 degrees or two bends, or the section length of conduit requires the pulling in of cable in two segments.

4.2.4 HANDHOLES are not an acceptable alternative to manholes described in section 4.2.1, 4.2.2. Handholes can only be used in place of manholes after consultation with and receipt of written approval from the UTS/Infrastructure Department. (Please see attached drawing, Fig. 4.2.4-A)

4.2.5 PULL POINTS - Wherever distances between manholes exceed 200 feet or there are more than two 90 degree bends in the conduit run, a 4’ x 4’ x 4’ pull box must be placed. The number of conduits going in and out of the pull box shall not exceed six. Under no circumstances shall a pull box replace a manhole. (Please see attached drawing, Fig. 4.2.5-A)

4.2.6 POSITIONING OF CONDUITS IN MANHOLE - Conduits entering a manhole shall do so only through the manhole walls designed for conduit penetration. Under no circumstances shall the structural integrity of the manhole be compromised.

Note: Conduits being added to a manhole must be placed as deep as possible in order to accommodate future expansion of ductbanks and guarantee maximum utilization of the manhole.
FIGURE 2.2.1 - A

WALL STUB-UP DETAIL

Wall Stub-Up Detail
FIGURE 2.3.2 - A

Cable Tray Conduit Grounding Detail
FIGURE 4.2.2 - A

Oldcastle Precast
PB72144BELLALAT
6'-0" x 12'-0" x 7'-0" I.D.
Manhole
Type A-Lateral Duct
32,343 Lbs

Copyright © 2001 Oldcastle Precast
Figure 4.2.4 - A

HH4848
4'-0" x 4'-0" x 5'-0" I.D.
Handhole with 6" Walls
Weight Varies

Oldcastle Precast 3 Brooks Division
7311 N.W. 77th Street, Medley, Florida 33166
Phone: 305-887-5027 Fax: 305-887-7119
www.oldcastleprecast.com

Copyright © 2001 Oldcastle Precast Inc.

FILE NAME: 376UTFH4848_ISO.DWG
ISSUE DATED: January, 2002

Cover Weight: 850 lbs.
Base Weight Varies
Steel Prime Pointed Frame and Cover Specify if Galvanized is Required.

Steel Cover
(Specify Cover Type)
Approx. WT. = 345 Lbs.

Duct Terminators, Knockouts or Blockouts Provided as Required.

FIGURE 4.2.5 - A

Oldcastle Precast
3 Brooks Products
7311 NW 77th Street, Medley, Florida 33166
Phone: 305.887.3527 Fax: 305-887-7119
www.oldcastlepcast.com

PB4848
4'-0" x 4'-0" x 4'-0" I.D.
Pull Box
with 6" Walls
Weight Varies

Copyright © 2002
Oldcastle Precast, Inc.
XII. CODES AND STANDARDS - BUILDING STANDARDS

A. This building will conform to the following applicable building standards: In case of conflict, the strictest requirements will govern. Written approvals will be obtained when required from the State of Florida Fire Marshall, Miami-Dade Water and Sewer Department, Florida Power and Light Company, and Florida Department of Environmental Protection (NPDES). Refer to FIU Building Code Administration Webpage here:


In all cases the date of Building Permit Application determines applicable code(s).

   b. All proposed landscape shall conform to the current FIU landscape design guidelines (element 16 of Campus Master Plan).

2. Statewide Impact Codes.
   b. HRS (Health and Rehabilitative Services Codes)
   c. Water Management District Standards
   f. Department of Transportation
   g. SMACMA
   h. Corps of Engineers
   i. South Florida Water Management District
   j. Department of Natural Resources
   l. Florida Department of Environmental Protection
   m. Phase I and Phase II NPDES Storm water Program
   n. Miami-Dade County Water and Sewer Department
III. CODES AND STANDARDS - BUILDING STANDARDS (continued)

3. Structural Materials Design Codes:
   a. All provisions of the High Velocity Hurricane Zone of the Florida Building Code.
   c. Referenced standards in Section 423.25 Public Shelter Design Criteria, State Requirements for Educational Facilities.

4. New or Revised Legislation
   a. Threshold law s.553.77, F.S.
   b. Building Code and reinforcement s.553.71, F.S.
   c. High hazard occupancy new definition s.633.021, F.S.
   d. Fire Marshall inspection s.633.085, F.S.
   e. Fire Marshall authority to order vacating of building s. 633.121, F.S.
   f. Master Planning (Comprehensive Capital Facilities Planning and Budget Process) amending s.255.25 and 255.29.
   g. Trench Safety Act CS/SB 2626 which adopts OSHA excavation safety standards.
   h. Compliance with Florida Statutes on “Florida Friendly” plant usage.
   i. Americans with Disabilities Act (ADA) - Public accommodations regulations and accessibility guidelines for buildings and facilities.

5. Compliance with applicable local ordinances as required.

A. The design of the facilities shall meet all requirements of the State University System Energy Efficiency Analysis criteria. The University also is requesting that a Leadership in Energy and Environmental Design (LEED) be considered to obtain certification for this project based on New Construction Green Building Rating system by the US Green Building Certification Institute. The desired rating is Silver level, or better.

B. It is the express intent of this program to acknowledge this building as a continuum relating the existing and future developments on this campus, as outlined in the University Campus Master Plan, through the selection of design, materials, and systems utilized. Comprehensive systematizing of the campus complex provides energy and construction cost efficiencies and maintenance and repair savings by reducing replacement parts inventories and simplifying service needs, aesthetic cohesiveness, and overall life cycle cost savings based on existing plant experience.

C. Design of this building and infrastructure must be closely coordinated with plans of the existing structures, systems development, campus utilities development, and University Campus Master Plan for building development and landscape development.

D. The Architect/Engineer is responsible, as part of the basic services requirements, for the compliance of the construction documents with all codes until the date the project is released for bidding.
XII. CODES AND STANDARDS - ARCHITECTURAL PARAMETERS

It is the intent of this program to define building standards and specifications which will ensure environmental sensitivity, construction materials quality, construction system efficiency, adherence to building codes and standards, and awareness of university requirements to ensure functionality, ease of maintenance, energy efficiency, and cohesiveness to the existing campus mega structure.

Planning of this project will include review of the University’s Building Standards. Review of this document will be coordinated with the University’s Facilities Development staff. This document sets forth standards for construction materials, interior and exterior finishes, paving surfaces, common building elements, accent materials, utilities, environmental and building systems, landscaping, and other design guidelines which are appropriate for this campus. The current FIU Building standards are to be followed unless specific deviations are coordinated with and agreed to, in advance, by the Facilities Development Department.

In the development of conceptual design, careful consideration must be given to the following items:

1. Building design should be functional and take advantage of prevailing breezes and the subtropical climate. Natural ventilation should be developed wherever practical and desirable based on initial costs, operating costs, energy conservation, and the degree of environmental control required in various functional areas. Building design should eliminate the need for excessive mechanical controls through the use of such design parameters as building orientation, sun control, breezeways, operable windows, insulating exterior materials, etc.

2. Careful consideration must be given to alternative means of accommodating level changes. The nature of the functions housed in this facility requires that most of them be directly and conveniently accessible. Design should attempt to maximize vertical accessibility to all floors in this building. Concepts to be explored include ramped walkways, exterior multi-level design and terracing. Where stairs are used, they must be prominent, inviting, and readily accessible.

3. The facility will be designed for functional flexibility and expansion. It must be acknowledged from the outset that this building should be designed considering the desire for future expansion even if the expansion may not be directly contiguous.

4. The A/E’s documented monitoring of overall project costs, as well as costs of specific design elements will be reviewed with the Facilities Development Department. Construction cost control is understood to be a major developmental objective.

5. Together with planning for user convenience, organize and arrange departments into building/floor zones and provide accessibility for changes in mechanical and electrical services and for maintenance access requirements. Consider future economies in special revisions, and plan to affect economies in operations of mechanical systems.

6. In order to affect maximum flexibility, the building should be designed around a public circulation core which includes all required public access areas and all building services.
XII. CODES AND STANDARDS - ARCHITECTURAL PARAMETERS (continued)

7. Interior finishes should be responsive to the traffic levels to which they will be subjected with recognition of the permanence of the facility and a desire for low maintenance. Hard or resilient floor surfaces will be specified for high volume, public traffic areas. Specific room areas should be carpeted with strong, tight weave fibers, and easily replaceable colors, easy cleaning and/or repair. Wall surfaces in public traffic areas should anticipate wear and abuse due to student traffic volumes; use washable latex paints.

8. Furnishings and equipment, interior finishes, and color selections will be coordinated with University Facilities Development personnel in design stages of project development prior to implementation. Materials samples and color will require university approval prior to design development.

9. Large glass areas which may cause sun and weather problems peculiar to South Florida should be avoided, but daylight illumination should be present for psychological reasons. Uses of shaded or screened glass windows to permit views of the campus are encouraged. All exposed glazing must have Miami-Dade Product Approval.

10. All utility services (electrical, plumbing, floor drains, etc.) will be provided in conditioned spaces.

11. There should be one custodial work room for each 18,000 square feet or less of floor space. All space within the building should be reachable from one of these work rooms without negotiating any stairways. Each work room should be at least 80 net square feet with an 8” minimum dimension and a 36” minimum out-swinging door. Each room shall include a floor base utility sink, with floor drain. It shall be of cast iron exterior and porcelain interior with a metal spillage. No telephone panels, electrical panels, alarm system panels, or pipe chases are to be included in these rooms.

12. The A/E will include in the project design, fabrication, and installation of an informational graphics and signage system in accordance with University standards to be coordinated through the Facilities Development Department.

13. Roofing construction details will be designed in accordance with the 2006 National Roofing Contractors Association Construction Details publication. A reference copy is available in the University Facilities Development Department. Slope roofs for positive directional drainage.

14. At construction completion inspection, provide the following to the University:
   a. Complete set of reproducible “As-Built” drawings.
   b. Operating manuals on all types of equipment used in the building.
   c. List of all Contractors, Subcontractors, and their suppliers of materials and equipment.
   d. Three copies of cut sheets on all door hardware, window hardware, keying schedule, and all interior and exterior mechanical, electrical, fixed equipment, and plumbing installed in the building, will be provided in loose leaf binders.
XII. CODES AND STANDARDS - ARCHITECTURAL PARAMETERS (continued)

e. One copy of all “as-built” construction drawings (site and floor plans) in electronic medium. Compatible with AutoCAD systems located in University Facilities Planning & Construction offices.

f. 10% of each type and color of ceiling tile, carpet, vinyl tile, and ceramic tile.

g. One gallon of each color paint and five gallons of primary color paint.

15. All fluorescent lighting should have an electronic ballast and energy efficient bulbs.

16. Acoustical ceiling tile system should be easily removable for maintenance access.

17. Provisions should be made for one air conditioned voice/data communication (telephone) equipment room on each building floor level, each with area of not less than 4’x8’ with a door not less than 3’ wide for equipment access, and a 125 Volt 20 Amp electrical power outlet.

18. The first floor elevation shall meet a minimum of +10 feet NGVD as required by the Campus Master Plan.

19. Asbestos and lead-based Paint Survey, operations & Maintenance, and Abatement:

   a. Rules of the Florida Department of Labor and Employment Security

   b. Requirements of Sections 255.551-565 and Chapter 469, Florida Statutes

   c. Rules of the Florida Department of Environmental protection.

   d. Regulations of OSHA and the Environmental Protection Agency

   e. Licensing regulations of Asbestos Consultants, the Florida Department of Business and professional Regulation.

   f. Lead-based paint minimum abatement standards of the Department of Housing and Urban Development and current state of the art procedures to protect university personnel, students and visitors

   g. All asbestos abatement contractors are to be pre-qualified under the SUS owner Provided Insurance Program.


It is intended that this program will generate an overall building facility that will be attractive, dignified, easy to maintain, economically staffed and operated, and functionally and aesthetically satisfying to the majority of persons who see and use it. These ends can probably be best achieved through a plan that is devoted to flexible use of space with appropriate materials, light, and color, as opposed to a plan centered upon a particular architectural style, symmetry, or other non-functional planning considerations.
XII. CODES AND STANDARDS - BARRIER FREE DESIGN

It is the policy of Florida International University to provide all architectural features to permit accessibility for the physically disabled. The University has adopted ANSI 117.1-1986 and the Department of Community Affairs Accessibility Requirements Manual and current revisions for standard disabled design materials, for compliance, as a part of the University Building Standards and should be used in conjunction with the State of Florida Handicap requirements and Americans with Disabilities Act (ADA) accessibility guidelines identified under "Statewide Impact Codes" in the Codes and Standards - Building Standards section of this program.

Of particular interest in these regulations will be provisions for physically disabled students and staff in the following areas:

1. Wheelchair, crutches, and braces restrictions to mobility.

2. Building access: entrance door thresholds, closers and handles, interior and exterior multi-level transitions by means of ramps, stairs, elevators, or escalators, emergency exits from all levels for the physically disabled, and hallway and corridor clearances.

3. Design criteria for public service areas, such as, restrooms (with doors), drinking fountains, telephones, etc.
   a. Visual fire alarm signals in all public toilet rooms.
   b. Door levers approved for handicap use in all major rooms. Coordinate locations with Facilities Development.
   c. Handicap drinking fountains.
   e. Handicap water closets, urinals, lavatories and mirrors in all public restrooms.
   f. Handicap parking stalls minimum 12' x 20' plus 5' x 20'.
   g. Braille numbers on elevator doors, cabs, and public room identification plaques.

4. Increase ANSI standards of 32" for closet doors to 36".
XII. CODES AND STANDARDS - SITE DEVELOPMENT AND CAMPUS INTEGRATION

Site and building planning and design will conform to the BT acknowledged 2010-2020 Campus Master Plan Update, dated March 2014, adopted March 27, 2014. In the development of the conceptual designs, careful consideration must be given to the following items:

1. Site design will be coordinated with all physical facilities existing and/or currently planned for the campus. The Campus Master Plan outlines all facilities, existing or planned. Site boundaries for this project are outlined in this building program.

2. Pedestrian circulation systems between the proposed buildings must be integrated into the design which will preferably provide weather-protected connections. Perimeter walkways, exterior courtyards, and plaza areas should be designed to visually relate to the other campus adjacent buildings.

3. Any service roads and/or yards will be constructed according to the Dade County standards for vehicular blacktop surfaces; additional road and service yard requirements include planting, landscaping, irrigation system, lighting, signage, and graphics.

4. In engineering design and construction, particular care must be exercised for positive storm water drainage and disposal. This requirement will be strictly enforced by the University.

5. In design planning and construction staging, consideration should be given to disruption of the existing roads to ensure orderly traffic flow.

6. Energy efficient exterior lighting is required for service road and/or yard, site, and building. Because of the heavy use of the facility at night, particular care should be taken in the design of exterior lighting for vandal resistance, security, and aesthetics. Lighting of service yards should be controlled by clock timers with electric photo cells. Investigate use of lighting color differences to differentiate exterior functions, i.e., service road and/or yard vs. pedestrian walkway.

7. All site utilities will be provided underground from the nearest existing primary services (power, telephone, and sanitary sewer and water distribution systems). Communications and control systems will be provided as extensions of the campus underground network to and/or from existing and future adjacent buildings to engage with central terminal (control) equipment.

8. Site design should be developed to take full advantage of South Florida's subtropical climate including the use of “Florida Friendly” landscape concepts. Landscaping should be used to articulate exterior areas, provide shade for outdoor use, and provide natural buffer between zones of conflicting use and future development.

9. Particular care should be taken to provide attractive site boundaries, and building vistas from surrounding campus areas. Native landscape materials which are capable of withstanding the sun and wind conditions found in South Florida should be used. Irrigation systems for all landscaped areas are required, except where the Xeriphytic concepts are used.
XII. CODES AND STANDARDS - SITE DEVELOPMENT AND CAMPUS INTEGRATION  
(continued)

10. The A/E will exercise particular care in designing storm drainage for the site and walkways. Topographic site plans must specifically illustrate existing and established grades for drainage. Site construction must comply with contract documents. "As-builts" of the drainage system will be reviewed in the field at Substantial Completion of the project. All components of the construction exposed to weather will have positive drainage to a storm-water drainage system or equivalent (planters, grassed areas, etc.). Scuppers or roof runoffs will not occur over pedestrian walks or terraces. Primary circulation paths will require trench drains to ensure against storm-water accumulation during heavy rainstorms. The A/E will provide a comprehensive storm-water drainage plan for the building, connecting walkways, all weather-exposed stairways, and site, as a part of the Design Development stage.

11. Exterior handrails will be of a non-corrosive material and will not overheat when exposed to the sun.

12. Roadway and walkway post lights should be located at least 4 feet from the edge of roadway/walkway. All roadway, walkway, and exterior building lights should be controlled by photo-cell.
XII. CODES AND STANDARDS - ENVIRONMENTAL SYSTEMS

Mechanical and electrical systems should be designed to afford maximum energy efficiency and operating economy. Mechanical systems should be designed in as efficient a manner as possible in order that these systems not preclude vital space essential to the building's main purpose. Particular attention should be paid to the following:

1. Zone controls of air-conditioning to permit emphasis to selected areas; alleviating total operation when necessary, particularly as relates to exhaust hoods when applicable. Design systems which maintain air movements for humidity control. Control equipment will be pneumatic coupled to an electronic energy management system compatible with existing EMS at the Central Utility Plant.

2. Zoned lighting controls to allow for selective control of all overhead lighting. Lower ambient light levels and increase task lighting. Flexibility to adjust lighting levels as needed for particular functions. Specifically as they deal with light quality, aesthetic illumination, intensity for general and task lighting, and energy efficiency for cost savings. Consult with the department of Facilities Development.

3. The building mechanical and electrical system should be designed to allow incremental expansion as future needs require additions and alterations and should follow guidelines indicated in the Master Plan Update. Mechanical and Electrical systems to be designed for excess capacity of 10%.

4. All HVAC Systems must be designed and specified with special consideration for sound transmission and quiet operation. Appropriate air duct velocity and vibration isolation must be designed and field verified during construction. Air handlers should be remote from office space and enclosed by sound resistant partitions. Air handlers servicing units to be accessible for maintenance/repairs from common areas (corridors) without access through private offices or classrooms.

This building should be designed to function for short time periods with limited power consumption and without the use of air-conditioning. Features listed above - such as natural ventilation, sun control, zoned environmental controls - should be coupled with overall building design considerations such as sitting to take advantage of prevailing winds, window design to accommodate breezes, and minimize head build-up, etc. In order to service the building economically and preserve the architectural plans for flexibility, the following mechanical systems for the building should be incorporated:

a. Central utility core with minimum distribution distances.

b. Accessible vertical and horizontal chases where flexibility is required.

c. Provisions for changing power and telephone distribution.

d. Accessible mechanical rooms housing no other functions.

e. Maintenance staff should not have to enter student spaces. Provide access to utilities from common areas. Provide space to remove coils and filters for HVAC.
XII. CODES AND STANDARDS - ENVIRONMENTAL SYSTEMS (continued)

5. Basic systems:
   a. Heat/air-conditioning distribution and control. Design criteria to be 76 degrees Fahrenheit with 50% relative humidity.
   b. Lighting fixtures with local controls and central monitoring and disconnect control panel.
   c. Automatically starting battery powered emergency lighting and U.P.S. system back-up for communications/computers.
   d. Smoke detection and fire alarm with central annunciator panel at or near the front desk/main entrance. The fire alarm system should be an addressable system, not a zone system.
   e. For specific criteria for systems standards, refer to Florida International University Building Standards.
   f. Electric power reserve will be 150% greater than initial demand. The electrical distribution system will also be designed and constructed to accommodate this reserve.
   g. Water - gas fire central hot water and cold water with sufficient shut-off valves as required by residential and programs and/or maintenance functions. Hose bibs inside and outside of the building as required.
   h. Sanitary waste system - as required by applicable codes.
   i. Storm drainage - positive drainage from room entrances and all exterior areas.
   j. Gas lines, properly tested, with shut-off valves as required; add 30% reserve over initial building demand.
   k. Elevators - combination service and passenger-type with electrical eye equipped doors; self-lowering and automatic open doors in accordance with fire codes. It must also comply with applicable ADA requirements.
   l. Clocks - battery emergency powered.
   m. Inter-campus and public telephone system. Two phone service source.
   n. Irrigation - Central.
   o. Exterior building lighting - Energy efficient and vandal resistant.
   p. Exterior door card security system.
   q. Energy management systems in compliance with the Master Plan Update guidelines (Control in Central Utility Plant).
   r. Security alarm system connected to the campus Public Safety Department, including Closed Circuit High-Definition Video Monitoring.
   s. Fire alarm system connected to the campus Public Safety Department.
   t. Provide automatic fire sprinkler system as required by code.
   u. Smoke Exhaust System with emergency power, if required by building occupancy, type and size.

6. Central controls for this facility connected to the Central Utility Plant should be provided for the following:
   a. Exterior lighting
   b. Environmental systems (HVAC)

7. Reserve utilities capacity for power and gas, water and sewer, and communications are to be provided.

8. Provisions should be made for one telephone equipment room (air-conditioned if it is to be used in conjunction with electronic equipment) on each building level each with area and other requirements as indicated in “Appendix C.”
XII. CODES AND STANDARDS - FURNITURE STANDARDS AND EQUIPMENT

In order to facilitate the design of the specific functional areas, lists have been compiled indicating the anticipated equipment needs of each. These lists have been included in the detailed description of each area. These lists may not be complete, and include items which will not be purchased under the projects Capital Outlay Furniture and Equipment budget; however, their inclusion in the design is required for efficient space planning by the Architect and Engineers.

It is also important to recognize that some of the office equipment presently utilized in other buildings on campus may be re-utilized if, after inventory, they are deemed to be in satisfactory condition for relocation.

Installation for all fixed equipment, built-in shelving, counters, and any equipment requiring hookup other than electrical convenience outlet will be included in the construction cost and bid documents. Institutional quality equipment and premium grade casework shall be provided.

All movable equipment and furnishings will only be included in the equipment and furniture design layouts, but should be indicated as "not-in-contract". All movable equipment will be furnished by the University and funded from the Furniture and Equipment budget; see Project Budget.

All special equipment will be specified to be on contract for servicing. A complete set of "as-built" drawings from manufacturers and installers is required. The A/E and contractor will field demonstrate and discuss maintenance procedures with appropriate personnel from the department of Facilities Operations upon Substantial Completion of the construction.

Inventory of equipment, other than in this construction program, will be provided by the Office of Facilities Development.
### XIII. PROJECT SCHEDULE

Milestone dates for this project are planned as follows:

<table>
<thead>
<tr>
<th>Task No.</th>
<th>Description of Task</th>
<th>Task No.</th>
<th>Description of Task</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Program Final Draft</td>
<td>2</td>
<td>Approve Program</td>
</tr>
<tr>
<td>3</td>
<td>Arch./Engineer (A/E) - Submit Legal Adv't in Fla. Admin. Register</td>
<td>4</td>
<td>A/E- FAR Adv't Posted</td>
</tr>
<tr>
<td>5</td>
<td>A/E- Qualifications Deadline</td>
<td>6</td>
<td>A/E- Shortlist Meeting</td>
</tr>
<tr>
<td>7</td>
<td>A/E- Presentations &amp; Interviews</td>
<td>8</td>
<td>A/E- Selection Notice</td>
</tr>
<tr>
<td>9</td>
<td>A/E- Negotiations &amp; Contract Award</td>
<td>10</td>
<td>AE- Notice to Proceed (latest start date)</td>
</tr>
<tr>
<td>11</td>
<td>Program Verification</td>
<td>12</td>
<td>Conceptual Schematics</td>
</tr>
<tr>
<td>13</td>
<td>FIU review</td>
<td>14</td>
<td>Advanced Schematics</td>
</tr>
<tr>
<td>15</td>
<td>FIU review</td>
<td>16</td>
<td>Construction Manager (CM) - Submit Legal Adv't in FAR</td>
</tr>
<tr>
<td>17</td>
<td>CM- FAR Adv't Posted</td>
<td>18</td>
<td>CM- Qualifications Deadline</td>
</tr>
<tr>
<td>19</td>
<td>CM- Shortlist Meeting</td>
<td>20</td>
<td>CM- Presentations &amp; Interviews</td>
</tr>
<tr>
<td>21</td>
<td>CM- Selection Notice</td>
<td>22</td>
<td>CM- Negotiations &amp; Contract Award</td>
</tr>
<tr>
<td>23</td>
<td>CM- Notice to Proceed (pre-construction)</td>
<td>24</td>
<td>Design Development</td>
</tr>
<tr>
<td>25</td>
<td>CM/FIU review</td>
<td>26</td>
<td>50% Contract Documents</td>
</tr>
<tr>
<td>27</td>
<td>CM/FIU review</td>
<td>28</td>
<td>100% Contract Documents</td>
</tr>
<tr>
<td>29</td>
<td>CM/FIU Review</td>
<td>30</td>
<td>Bid Date/Issuance of Guaranteed Maximum Price</td>
</tr>
<tr>
<td>31</td>
<td>Award Date/Notice to Proceed</td>
<td>32</td>
<td>Building Permit</td>
</tr>
<tr>
<td>33</td>
<td>Construction Start</td>
<td>34</td>
<td>Substantial Completion</td>
</tr>
<tr>
<td>35</td>
<td>Final Completion</td>
<td>36</td>
<td>Occupancy/ Furniture &amp; Equipment Installation</td>
</tr>
<tr>
<td>37</td>
<td>Closeout Documentation (after Subcontractors Complete)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**TOTAL DAYS** 1374
Mutual coordination between the A/E and the University will be required to resolve questions of scheduling, compatibility, finishes, environmental systems, connections, etc. Scheduling of these meetings and establishment of dates for this coordination will be the task of the University's Office of Facilities Planning. Among those items which will require coordination are the following: Pre-design Informational conferences, Design Submissions and Presentations, Project Reviews, Evaluations and Approvals by the Board of Trustees. Final Document Approvals, Bidding Dates and Procedures, Award of Contracts and Construction Start, Pre-construction and Periodic Construction Conferences, Construction Interfacing with University Operations, Disruption of Services for Utility Connections, Substantial and Final Completion Inspections, and Guarantee Expiration Inspection.

Pre-design Informational conferences
Design Submissions and Presentations
Project Reviews, Evaluations and Approvals by the University
Final Document Approvals
Bidding Dates and Procedures
Award of Contracts and Construction Start
Pre-construction and Periodic Construction Conferences
Construction Interfacing with University Operations
Disruption of Services for Utility Connections
Substantial and Final Completion Inspections
Guarantee Expiration Inspection
XIV. PROGRAM FUNDS

The planning, construction, and equipment funding source is projected as follows:

Private Funds - $34,278,000

The estimated operation and maintenance budget for utilities, normal maintenance and unscheduled repairs, routine equipment replacement, custodial and landscaping services, campus security, annual inspections, etc. is about $10 per gross square foot or approximately $578,760 in 2018 dollars per year. Note that this is exclusive of staff and faculty who work at the facility.

An endowment of about $14.5M to cover basic annual operating and maintenance costs is recommended for proper operation of the facility.
## XV. PROJECT BUDGET SUMMARY

<table>
<thead>
<tr>
<th>Facility/Space Type</th>
<th>Net Area (NASF)</th>
<th>Net to Gross Conversion</th>
<th>Gross Area (GSF)</th>
<th>12/1/2021 Unit Cost (Cost/CSF)</th>
<th>Construction Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Instructional Spaces</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Classroom</td>
<td>3,425</td>
<td>1.6</td>
<td>5,480</td>
<td>$361.09</td>
<td>$1,978,749.84</td>
</tr>
<tr>
<td>Teaching Laboratory</td>
<td>0</td>
<td>1.6</td>
<td>0</td>
<td>$389.18</td>
<td>$0.00</td>
</tr>
<tr>
<td>Research Laboratory</td>
<td>0</td>
<td>1.6</td>
<td>0</td>
<td>$463.28</td>
<td>$0.00</td>
</tr>
<tr>
<td><strong>Academic Support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Study Space/Student Academic Support</td>
<td>0</td>
<td>1.6</td>
<td>0</td>
<td>$349.85</td>
<td>$0.00</td>
</tr>
<tr>
<td>Instructional Media</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Auditorium/Exhibition</td>
<td>25,244</td>
<td>1.6</td>
<td>40,390</td>
<td>$406.71</td>
<td>$16,427,335.64</td>
</tr>
<tr>
<td><strong>Institutional Support</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office/Computer</td>
<td>5,854</td>
<td>1.6</td>
<td>9,366</td>
<td>$365.94</td>
<td>$3,427,509.31</td>
</tr>
<tr>
<td>Campus Support (Non-Categorized Tenant Space)</td>
<td>1,650</td>
<td>1.6</td>
<td>2,640</td>
<td>$331.33</td>
<td>$874,704.03</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td>36,173</td>
<td>1.6</td>
<td>57,876</td>
<td></td>
<td>$22,708,299</td>
</tr>
<tr>
<td><strong>Total Construction - New</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$22,708,299</td>
</tr>
</tbody>
</table>

### SCHEDULE OF PROJECT COMPONENTS

#### Basic Construction Cost
1. a. Construction Cost (from above) $22,708,299

#### Add'l/Extraordinary Cost. Costs
- b. Environmental Impacts/Mitigation $0
- c. Site Preparation $300,000
- d. Landscape/Irrigation $400,000
- e. Plaza/Walks $150,000
- f. Roadway and Parking Improvements $150,000
- g. Telecommunication and Security System $600,000
- h. Electrical Service $40,000
- i. Water Service $40,000
- k. Sanitary Sewer $110,000
- l. Chilled Water System $1,000,000
- m. Storm Water System $80,000
- n. Energy Efficient Equipment $874,704.03

Total Construction Costs $25,578,299

#### 2. Other Project Costs
- a. Land/existing facility acquisition
- b1. Professional Fees - A/E, Landscape DMS Fee Curve "Average Complexity" (B)
- b2. CM Fees - Pre-Construction
- c. Fire Marshall Fees
- d. Inspection Services - total
  - * On-site representation
  - * Code inspections
- e. Insurance Consultant
- f. Surveys & Tests
- g. Permit/Impact/Environmental Fees
- h. Artwork
- i. Moveable Furnishings & Equipment (+/-13.84%***
- j. Project Contingency 5%
- k. Construction Service Reimbursement

Total - Other Project Costs $8,699,701

** ALL COSTS I+2 $34,278,000

** TOTAL PROJECT COST $34,278,000

***Note: Exhibits and digital exhibit system software and hardware are not part of this overall budget estimate.